

Boone County Airport Association Meeting

October 8, 2013, 6:00 p.m.

Boone County Airport

1600 E 250 S

Lebanon, IN 46052

Members in attendance:

Earl Brosman

Don Deckard

Wayne Deckard

Dick Gurley

Gene Hollingsworth

Mark Hyten

Chuck Leucht

Michael Mossman

Brian Newton

Dennis Paradise

Tom Rich

John Saalwaechter

Bill Wagner

Chad Williams

Also present:

Pam Leucht

Joe Vittitow

Call to Order — The October 2013 Meeting of the Boone County Airport Association was called to order by President Chad Williams at approximately 6:08 p.m.

Old Business — Last meeting the club voted and agreed to purchase new rotating beacon with a spare unit for \$1,700 with the price to include shipping. Chad Williams reported that the seller then reneged on the offer and expected the club to pay \$250 for shipping. Because the total price became more than voted upon the motion became void.

New Business — Wayne Deckard has some airport equipment for sale: Rotating beacon, \$600; auto fuel tank and drip tray, \$250; clear refrigerator, \$200; candy machine for \$75. Due to the type of changer mechanism the candy machine cannot be set to sell items for more than 50 cents. Chad Williams motioned that the club buy all of the equipment for \$1,000; Gene Hollingsworth seconded. Wayne Deckard accepted the offer. All voted in favor of the purchase.

Treasurer's Report — Checking account balance \$13,399.14; savings account balance is \$15,029.82. We will owe \$10,500 to pay back fuel loan. \$4,641 will be due for south tank certification, will include culvert and box (manhole).

Runway Maintenance — Wayne Deckard received a \$2,800 quote for runway crack repair, which will include cleaning the cracks and hot tar crack sealing along the entire runway. Chad Williams will discuss the proposal with the property owner and request a similar expense sharing agreement as in the past.

Lease Negotiations — Proposed lease looks very similar to last nine year, although the owner made some modifications. The intent is to have the airport looking nice. Lease term is 24 months. The club will proposal a longer term. Monthly rental is \$2,000 for 12 months per year. Owner claims that he will put all money back into the airport except for his direct expenses but not part of lease. Dick Gurley talked to AOPA lawyer, who will review the document. Michael Mossman moved for Chad to approve up to \$1,000 for attorney review. The current lease expires on October 16. The lease has an open-ended rent increase clause that will need to be addressed. Brian Newton wants a right of first refusal added in the event that the property is offered for sale.

Rent Status — Due to the increase in total annual rents, Chad Williams informed the members that the monthly hangar and tiedown rents may need to increase up to \$25 per month. More discussion on potential rent increases will be conducted at future meetings.

Property Maintenance — The new owner wants us to stop using Roundup on the property except around cracks. He wants us to use weedeaters everywhere else. He will have a crew of guys to use weedeaters so we won't have to do that. Discarded concrete disposal has been quoted in neighborhood of \$2,000. Most of metal T-hangars are salvageable. The new owner would like to re-side some, paint, replace footings where necessary. Will re-side the operations building.

Adjournment — Dennis Paradise motioned to adjourn; Wayne Deckard seconded. All voted in favor of adjournment.

Minutes by Michael Mossman, BCAA Secretary