

VSMA Monthly Meeting Minutes

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February 1, 2005

Mike Stokes called the meeting to order at 7:25pm.

Flying Field Dilemma

Mike Stokes explained to the members that the landowner now wants \$2,000 per year and will not sign a multi-year lease. The \$2,000 per year includes a gate with a combination lock the landowner wants put in place to keep out non-members. The rent on this field last year was \$600. Everyone agreed that this 330% increase in price was too much.

Worse yet, the landowner prefers a yearly lease with an option to renew, and the price could change yearly without restrictions. The lack of a multi-year lease means the club cannot improve the field as planned in previous meetings since there is no guarantee the club will be able to afford the lease the following year.

To help explain the landowner's logic, Josh Bond recounted a conversation with the landowner on Monday of this week. In repeated examples, the landowner provided the example of how a movie costs \$20 for 2 people to see a movie and lasts only an hour or two. Yet, club members pay \$50 per year and can fly all year. The landowner believes the more people who come to the field, the higher the value of the lease. The landowner suggested raising club dues so the club could make more money, and in turn, he could earn a higher lease amount. In all fairness, the landowner did suggest if the club membership dropped substantially so would the price of the lease. Therefore, the landowner values the lease according to the number of people at the field but will not enter into a multi-year lease agreement at a fixed price.

The club held a lengthy discussion over how to proceed. Glenn Sheppard proposed a motion as follows:

- 1) Dudley Morton will make one, final effort to negotiate a 5-8 year lease at a fair price and report back to the club members. Mike Stokes may call an emergency meeting to vote on any lease agreement Dudley negotiates.
- 2) If Dudley Morton cannot secure the above lease, the club agreed to meet again and decide between two options: a) Leave the field immediately and secure a new field or b) Remain at the field for the remainder of this year while securing a new field.
- 3) To prepare for the worst-case scenario, the club will begin looking for a new flying field, and several members provided leads at the meeting. In the future, a written, multi-year lease will be secured in advance of the club taking possession of any flying field.

This motion was passed unanimously.

Mike Stokes adjourned the meeting at 8:20pm.