

# Minutes of Regular Monthly Board of Directors Meeting San Geronimo Airpark Property Owners Association

As Approved at the June 25, 2022 Board Meeting

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**Location:** San Geronimo Airpark EAA Building

**Date:** 05/21/2022

**Time:** 3:30PM

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The Regular Meeting of the Board of Directors of San Geronimo Airpark Property Owners Association was called to order on May 21, 2022 at 3:30PM at 15464 Culebra, EAA building, San Antonio, TX 78253, by Association President Thomas Rich.

The following members of the Board were present: Thomas Rich, Ronald O’Dea, Donald Woodham, Larry Tschirhart, and Jake White which constitutes all five members of the Board of Directors, a majority of directors and a quorum. There were approximately 12 members of the Association present to observe the meeting.

A quorum of directors was established, Robert's Rules of Order [Newly Revised 12th Edition] was invoked for the meeting without objection.

Without objection, the meeting agenda, which was provided to the Board members in advance, was approved as submitted.

Without objection, minutes of the prior Board Meeting held April 23, 2022, which were provided to the Board members prior to this meeting, were approved as submitted.

A report of actions taken by informal unanimous consent of the Board since the last Board meeting was ordered entered into these minutes:

“Pursuant to the Texas Property Code, the Board, acting outside of a meeting, each director having had a reasonable opportunity to express their opinion and vote, the Board of Directors approved a settlement agreement with Greg Paul to resolve his portion of the Geiger and others v. San Geronimo Airpark Owners Association and others.” Upon motion made and seconded the Secretary was instructed to include this language in the minutes of this meeting.

No Association members requested to address the Board during the Member’s Forum.

Mr. Woodham presented the Treasurer’s report.

## **Under old business:**

Past SGAPOA President Brian Goode reported to the meeting the latest information regarding installation of Spectrum Internet Services in the airpark. Spectrum construction has been underway over a year. Mr. Goode reported Spectrum should be ready to signing up customers May 24, and he passed out a flyer with instructions on how to sign up for service at the spectrum store at 11321 Bandera Rd, #105.

The President asked the Secretary if SGAPOA had received a final written report from the hog committee as requested at the last Board meeting, and the Secretary stated he had not. Upon motion made and seconded, the Board waived a final written report from the hog committee.

Mr. Tschirhart presented an oral report on the status of the San Geronimo Airpark drainage committee and advised the Board that the committee had the prior week obtained the third of three bids for doing the work, and that a final written report, including cost estimates, would be presented at the next regular Board meeting, after a final committee meeting to discuss the bids.

Grounds Manager Jake White delivered an oral report on grounds upkeep and grass cutting using airpark volunteers to save expenses due to the going legal fees associated with the lawsuit against the Association. All volunteers will need to have on-file a signed "Waiver of Liability." Volunteers will not be paid. Mr. White indicated there were no plans to do any fence work at this time. Mr. White also indicated an SGAPOA member had asked about putting a gate in south fence. The Board decided not to address the gate issue pending the development plans of the new owner of the property south of the airpark.

At the prior Board meeting, an "Operating Rules Committee" had been appointed to make recommendations to the Board on (1) safe operating standards; (2) noise abatement; and (3) low altitude passes. Committee chair Craig Geron was unable to attend this meeting so committee member Greg Reeves presented the committee's written report to the Board. A copy of that report is attached hereto. One of the recommendations was to appoint an ongoing standing committee "Safe Operations Working Group." Upon motion made and seconded, the Board decided to table that suggestion until after the next Board and Officer election and decide at that time whether to appoint such a committee. Upon motion made and seconded, the "Operating Rules Committee" report was accepted and committee members were thanked for their service.

Responding to a complaint about recent "Powered Parachute" operation, the Board opened a discussion on whether the Airpark Operating rules should be amended to prohibit such operation. It was reported that after an incident several years before, a comment was attached to the FAA records for the airport: "Power Parachutes Prohibited." Upon motion made by Mr. Tschirhart, and seconded by Mr. O'Dea, the Airpark Operating Rules were amended to add "Rule 16: Powered Parachutes Prohibited."

The next item on the agenda item was "Update guest & non-transient airplane parking in the airplane parking area." The Board considered a proposal to more precisely delineate the

parking area which would prohibit parking between the Operations building and the runway. Upon motion made by Mr. White and seconded by Mr. O’Dea, this item was tabled until the next Board meeting, pending discussions with EAA since this proposal might impact their airplane parking during EAA events.

The Board next took up the question of airplane parking fees, which had been tabled at the previous meeting. Upon motion made by Mr. White, and seconded by Mr. Tschirhart, the Board decided to amend Airpark Operating Rule 10 to state:

10. Parking fees for transient/guest aircraft is complimentary for two (2) weeks. Starting day 15, each parked plane will be charged \$50 per day. Extended complimentary stay may be possible, but only with prior written permission from the current Board of directors (no exceptions). Pilots must supply their own tie-down equipment. The designated aircraft tie down area is North of all buildings.

The newly-amended Airpark Operating Rules are to become effective immediately upon being recorded in the Bexar County land records by the President and Secretary, sent to SGAPOA members, and posted in the SGAPOA website.

The Board next took up the question of smoothing the airplane parking area northwest of the EAA and operations buildings. Upon motion made by Mr. Tschirhart, and seconded by Mr. Woodham, the Board decided to table this matter until the next Board meeting.

Mr. O’Dea reported the non-airworthy aircraft parked for several months on SGAPOA property had finally been removed.

Regarding nearby land sales to developers, Mr. O’Dea was asked to expand his research and outreach to the buyers of the land south of the airpark as well as east of the airpark and report back to the Board.

**Under new business:**

The Board discussed the relationship between SGAPOA and SGAPOA-tenant Experimental Aircraft Association [EAA] Chapter 35. Upon motion made by Mr. White, and seconded by Mr. Woodham, the Board requested the SGAPOA President meet with the EAA Chapter 35 President to work cooperatively on event scheduling matters.

The Board next considered the voting procedures for the election to be held at the Annual Membership Meeting June 25, 2022. Upon motion made by Mr. Tschirhart and seconded by Mr. O’Dea, the Board decided to conduct voting by written signed ballot at the meeting in-person or by proxy. Upon motion made by Mr. Tschirhart, seconded by Mr. Woodham, the Board adopted the 2021 proxy form, with dates appropriately adjusted, as the “official proxy form” for the 2022

Annual Meeting and election. Only the “official proxy form” will be accepted. A copy the proxy form will be mailed with the Annual Membership Meeting Notice by June 1, 2022.

The Board next considered the July 1, 2022 semi-annual assessment. Upon motion made by Mr. White, and seconded by Mr. O’Dea, the July 1, 2022 semiannual assessment was set at \$330, which is a 10% increase from the prior year. The Board is authorized by the Declaration to increase the assessment no more than 10% per year so member vote is not necessary. Assessment invoices will be sent by June 1, and due July 1, 2022.

At 5:50PM, the Board adjourned to executive session to consider litigation matters regarding Cause No 2021-CI-14619 Larry Geiger, Diane Geiger, and Jeanette Hunt v. San Geronimo Airpark Owners Association, et al. At 7:30PM, the Board reconvened from executive session and reported:

“We held a closed executive session. No decisions were made and no expenditures were authorized”

Upon motion made by Mr. Woodham, and seconded by Mr. White, the meeting was adjourned at approximately 7:35 PM.



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Larry S. Tschirhart, Secretary  
San Geronimo Airpark Property Owners Association

May 14, 2022

From: SGPOA Safe Aircraft Operations Working Group

To: SGPOA Board of Directors

Subj: WORKING GROUP RECOMMENDATIONS

1. The SGPOA Board of Directors chartered the Safe Aircraft Operations Working Group addressing safe aircraft operations, noise, and general flight considerations, specific to 8T8. The Working Group consisted of Craig Geron, Ron O’Dea, Greg Reeves, Marie-Claire, and Manny Rivero. The Working Group met May 7<sup>th</sup> and May 14<sup>th</sup>.
2. The Working Group recommends the following near term recommendations:

#### SAFE AIRCRAFT OPERATIONS

- SGPOA provide a safe aircraft operations insert for the semi-annual POA fee bill mailer that addresses the top 4 or 5 key areas of 8T8 safe aircraft operations issues for the preceding six month period. This circular should include the aircraft operations pilots are doing well and trending in a positive direction and aircraft operations in need of additional awareness or vigilance.

#### NOISE

- SGPOA post noise awareness (and/or) Safe flying signage at gated entrance reminding flyers, residents, and non-residents that 8T8 has a proactive approach and concern for noise and safety awareness.

#### GENERAL FLIGHT CONSIDERATIONS

- SGPOA conduct public outreach engaging housing areas and/or local HOA’s offering to provide a short Board of Director approved presentation affirming SGPOA is committed to safe and considerate flight operations and that 8T8 fully engaged and committed to being a good neighbor.

3. The Working Group recommends the following long term recommendations:

- Create a standing Safe Aircraft Operations Working Group chartered to work closely with the 8T8 Airport Manager and Safety Officer in the following areas :

- Produce semi-annual POA bill mailer insert
  - Monitor and collate and report 8T8 fixed-wing flight safety and noise trends and recommendations.
  - Monitor and collate and report 8T8 Helicopter/Rotor-craft flight safety and noise trends and recommendations.
  - Monitor and collate and report 8T8 Unmanned Air Vehicle and Radio Controlled flight safety and noise trends and recommendations.
  - Take for action/review questions directed to the Board of Directors related to Safe Aircraft Operations, Noise, and General Flight Considerations
  - Support the development of the 8T8 community outreach effort presentations to EAA 35 and adjacent home developments and/or Home Owner Associations or Builders.
  - Specifically address, discuss and make recommendations on the following:
    - Review and report on issues related to flight training operations and/or currency conducted at 8T8.
    - Review and report on specific flight profiles for take-off and landing for fixed-wing and rotor aircraft considering safety and noise.
    - Review and report on night flying operations and the benefit risk discussion of greater guidance or restriction policies.
    - Review and report on the establishment of an anonymous communication channel such as e-mail or suggestion box for ideas, recommendations, or safety related topics.
    - Review and report on the development of an 8T8 pilot/flyer familiarization process geared to briefing new flyers with our procedures and focused approach to developing an 8T8 climate and culture of safe responsible and neighborly flying here at 8T8.
4. In Summary, the Working Group has provided recommendations that seek to encourage common sense ways to improve awareness of our safety, noise, and general flight considerations. We want to proactively identify patterns of aviation best practices and “not so best practices” specific to 8T8 and to communicate these to resident and transient flyers in a way that builds a culture and climate of pro-active mentorship and straight forward communication through multiple channels.

Submitted by the Safe Aircraft Operations Working Group