

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

As Approved at the July 16, 2022 Board Meeting

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**Location:** San Geronimo Airpark EAA Building

**Date:** 06/25/2022

**Time:** 11:30AM

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The Regular Meeting of the Board of Directors of San Geronimo Airpark Property Owners Association was called to order on June 25, 2022 at 11:36 AM at 15464 Culebra, EAA building, San Antonio, TX 78253, by Association President Thomas Rich.

The following members of the Board were present in person: Ronald O’Dea, Larry Tschirhart, Jake White, and newly-elected Director Craig Geron. Director Donald Woodham was present via two-way electronic audio connection. This constitutes all five members of the Board of Directors, a majority of directors and a quorum. There were approximately 10 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 May 21, 2022, which were provided to the Board members prior to this meeting, were approved as submitted.

Upon motion made by Mr. White, seconded by Mr. O’Dea, Donald Woodham was nominated and without objection was unanimously elected to the office of Treasurer for a 1-year term.

Upon motion made by Mr. White, seconded by Mr. O’Dea, Larry Tschirhart was nominated and without objection was unanimously elected to the office of Secretary for a 1-year term.

Upon motion made by Mr. White, seconded by Mr. Geron, Ronald O’Dea was nominated and without objection was unanimously elected to the office of Vice President for a 1-year term.

Upon motion made by Mr. Tschirhart, seconded by Mr. O’Dea, Jake White was nominated and without objection was unanimously elected to the office of President for a 1-year term.

Officers were installed into their respective offices by outgoing President Thomas Rich. Mr. White then assumed the position of President and presided over the remainder of the meeting.

On motion made by Mr. Tschirhart and seconded by Mr. O'Dea, election of a ground manager was tabled indefinitely.

The Secretary reported that 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 took the following actions since the last board meeting:

1. Approved a \$200 outlay to repair erosion on one of the POA's taxiways in front of a hangar.
2. Approved an agreement to bring a property into compliance with Architectural Control pre-construction notification requirements. The property owner had started construction without pre-submitting plans to the Architectural Control Committee in Violation of paragraph 8 of the Declaration. This involved no expenditure to the Association.
3. Approved an agreement with a hangar owner who agreed to reimburse the POA's cost of \$350 to remove unauthorized modifications made by the owner's tenant to Association property.
4. Approved an agreement with a 3<sup>rd</sup> property owner to bring that property into compliance with the Architectural Control pre-notification requirements. The owner also reimbursed \$500 that the Association incurred in legal fees due to the violation.

Upon motion made by Mr. Tschirhart, and seconded by Mr. O'Dea, the Board ordered the above language be inserted into the minutes of this meeting.

Three Association members addressed the Board during the Member's Forum. The Treasurer's report was dispensed with because it had been presented earlier in the day to the Annual Members meeting.

**Under old business:**

Upon motion made by Mr. Tschirhart, and seconded by Mr. O'Dea, the board tabled all old business until the next Board meeting.

**Under new business:**

The following were nominated for the Architectural Review Committee: Jerry Jackson, Vanessa Buckler, Rosa Menendez, and Marie-Claire Gauduin. After motion made Craig Geron, and seconded by Mr. Tschirhart, all four nominees were appointed to the committee to serve until the next annual board election.

Under Board member comments, Mr. O'Dea presented a report on his research into the new developers who purchased land east and south of the airpark. He will continue to research the situation and report back on setting up a meeting with them to discuss mutually beneficial development plans for those properties.

Upon motion made by O'Dea, and seconded by Mr. Geron, the meeting was adjourned at approximately 12:05PM.



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