

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

As Approved at the August 20, 2022 Board Meeting

Location: San Geronimo Airpark EAA Building

Date: 07/16/2022

Time: 2:30 PM

The Regular Meeting of the Board of Directors of San Geronimo Airpark Property Owners Association was called to order on July 16, 2022 at 2:30 PM at 15464 Culebra, EAA building, San Antonio, TX 78253, by Association President Jake White.

The following members of the Board were present in person: Ronald O’Dea, Larry Tschirhart, Jake White, and Craig Geron. Director Donald Woodham was present via two-way electronic telephone connection. This 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 June 25, 2022, which were provided to the Board members prior to this meeting, were approved as submitted.

There were no informal actions taken by the Board since the last meeting to report.

During the members’ forum, four SGAPOA members addressed the Board on various issues.

The Secretary delivered the Treasurer’s report for the Treasurer.

Under old business:

The Drainage Committee presented its final report to the Board orally and in writing which was accepted by the Board and was ordered entered into the SGAPOA records. This report included bids from three contractors to perform the drainage improvements capital project. Upon motion made by Mr. Geron, and seconded by Mr. O’Dea, the Board accepted the low bid of \$15,600 and authorized the President to enter into a contract with the low-bid contractor.

Mr. O’Dea then updated the Board on discussions with EAA Chapter 35 regarding aircraft parking during EAA activities. Mr. O’Dea reported the issue has been resolved and the EAA will have its members park aircraft in the designated area north and west of the EAA building during their events. The Board thanked Mr. O’Dea and closed the issue.

Mr. O’Dea then reported on his continuing efforts to meet with the new landowner east and south of the airpark regarding development that may impact the airpark. He will continue his efforts and report further at the next Board meeting.

Upon motion made by Mr. White, and seconded by Mr. Tschirhart, the appointment of a grounds manager was tabled indefinitely. Mr. White agreed he will act as ground manager for the time being.

Under new business:

Jerry Jackson reported to the Board that the newly-appointed Architectural Control Committee [ACC] had several meetings to discuss strengthening ACC procedures. Proposed ACC procedures were presented in writing to the Board for approval. Upon motion made by Mr. Geron and seconded by Mr. Tschirhart, the written proposed ACC procedures were approved by the Board and will be entered into the SGAPOA records.

After her presentation during the members’ forum on developing an SGAPOA newsletter, a quarterly SGAPOA newsletter was authorized with Marie-Claire Gauduin as editor and Vanessa Buckler as co-editor. The first edition target date will be October 1, 2022.

The board then had a lengthy discussion of the 2022 budget versus midyear actual expenses. Upon motion made and seconded by various board members, the 2022 budget was amended as shown on the amended budget attached hereto. Upon motions made by Mr. Geron and seconded by Mr. Tschirhart, the accountant will be asked to segregate legal fee expenses in financial reports into “SGAPOA ongoing operational legal fees” and “legal fees associated with the litigation.” Regarding waste removal, it was noted that the vendor imposed a 41% increase in March 2022, and the board wants to know what caused this increase and options to reduce this expense, to be added to the next meeting agenda.

The Board then considered appointing a committee to bring options for maintenance and repairs of common areas, roads, taxiways, and runway. Upon motion made by Mr. Tschirhart, and seconded by Mr. O’Dea, the board decided not to appoint a committee and instead to handle this function within the Board at upcoming meetings.

Based on POA member Nelson Amen’s presentation during the members’ forum to have stickers attached to POA member vehicles, the Board decided to add this item to the next meeting agenda. After Jerry Jackson’s presentation during the member’s forum regarding security cameras, the Board decided to add this item to the agenda of the next meeting.

Upon motion made by O'Dea, and seconded by Mr. Geron, the meeting was adjourned at approximately 4:20PM.

A handwritten signature in blue ink, appearing to be 'L. S. Tschirhart', written in a cursive style.

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