

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

As Approved at the September 17, 2022 Board Meeting

Location: San Geronimo Airpark EAA Building

Date: 08/20/2022

Time: 2:30 PM

The Regular Meeting of the Board of Directors of San Geronimo Airpark Property Owners Association was called to order on August 20, 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.

Upon motion made and seconded, the meeting agenda was amended to remove items 10(b) and 10(e) as moot. Without objection, the amended meeting agenda, which was provided to the Board members in advance, was approved as amended.

Without objection, minutes of the prior Board Meeting held July 16, 2022, which were provided to the Board members prior to this meeting, were approved as submitted.

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. The bylaws require Association checks be signed by both the President and Treasurer. The board designated the Vice President to sign checks while the Treasurer is out of town for the summer.
2. Authorized the President to execute a new representation agreement with the Association’s attorney Tom Newtown.

3. Pursuant to paragraph 9 of the Amended Declaration of Conditions and Restrictions, the board authorized a real estate agent to post a for-sale on a lot which is listed for sale in the airpark. This authority is explicitly limited to a maximum of 90 days.

Upon motion by the Secretary, and seconded, the board ordered the above report be entered into the minutes of this meeting.

During the members' forum, one SGAPOA member addressed the Board regarding the establishment of a newsletter.

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

Under old business:

Mr. O'Dea 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 reported that POA member Lew Mason had contacted the developer of the land south of the airpark, and that their main entry road would line up with our runway. The matter of development south of the airpark will be monitored but the board, upon motion made and seconded, closed the issue.

Regarding the proposal for vehicle identification stickers for POA members, upon motion made by Mr. Tschirhart and seconded by Mr. O'Dea, the board accepted the offer of Nelson Amen to fund and administer the stickers. Participation will be recommended but not mandatory.

The board took up the next agenda item, future maintenance plans for roads, taxiways, and runway. Mr. Geron made a motion to establish a standing Safe Aircraft Operations Working Group / Committee. The motion failed for lack of a second. Upon motion made by Mr. White and seconded by Mr. Tschirhart, future maintenance plans for roads, taxiways, and runway was tabled.

Under new business:

The board considered amending the bylaws to provide for temporary transfer of officer duties when an officer is temporarily unavailable, and to clarify the term limits for a person appointed to an unexpired director term. Mr. Tschirhart made a motion to amend the bylaws as shown below [new language is underlined]:

Section 4.3 Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of the Members of the Association. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining Board members. Such successor must have not served on the Board within one year prior to his selection. In the event the unexpired term to which the successor is selected by the Board is one year or less, the one year ineligibility period of Section 4.2 does not apply, and that person is eligible for election to a normal three year term

at the next annual membership meeting, without waiting one year after such unexpired term ends.

Section 8.8(e) In the absence of the President, the Vice-President will sign checks on behalf of the President, and in the absence of the Treasurer, the Secretary will sign checks on behalf of the Treasurer.

Mr. O'Dea seconded the motion to amend the bylaws, and after discussion, the board adopted the bylaws amendment as shown above. The amended bylaws are to be filed in property records of Bexar County.

The architectural Control Committee [ACC] reported its recent actions to the Board and its questions about how to handle property owner requests to make changes to POA-owned common areas. The board took no action on this.

The board then heard a report from Mr. Tschirhart regarding the waste disposal vendor, Waste Management. He reported that other vendors had provided lower cost proposals, however, Waste Management had just auto-renewed the SGAPOA contract and the POA is locked into the current contract until October 2023. A cancellation notice must be given 90-180 days before the next auto-renewal, to prevent another auto-renewal. Upon motion made by Mr. White, and seconded by Mr. O'Dea, the board voted to fulfill the current contract with Waste Management and seek a new vendor in 2023.

Mr. Tschirhart reported the drainage project authorized at the July 2022 board meeting had been completed and paid for. Mr. O'Dea noted that the contractor will be returning to do some touch-up work.

Upon motion made by O'Dea, and seconded by Mr. Geron, the meeting was adjourned at approximately 3:20PM.



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