

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

As Approved at the February 18, 2023 Board Meeting

Location: San Geronimo Airpark EAA Building

Date: 01/21/2023

Time: 2:30 PM

The Regular Meeting of the Board of Directors of San Geronimo Airpark Property Owners Association was called to order on January 21, 2023 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. There is one vacant director position due to a resignation. This constitutes a majority of directors and a quorum. President Jake White presided over the meeting and Secretary Larry Tschirhart kept the minutes. There were approximately 13 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.

Without objection, minutes of the prior Board Meeting held November 19, 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 action since the last board meeting:

1. Under SGAPOA Common Area Construction Project Policy, approved proposed construction on SGAPOA common area to replace asphalt with concrete for the driveway entrance to lot 21. All costs will be paid by lot 21’s owner, and forms will be inspected by SGAPOA board members prior to concrete being poured.
2. On December 12, the board approved a temporary transfer of \$5,000 from the money market account to the checking account. Airpark mortgage payments totaling \$11,080 were mailed in December at the same time as assessment invoices were mailed. This temporary transfer maintained a sufficient balance to avoid bank service charges until

assessments were collected. On December 22, sufficient assessments had been deposited into the checking account and the \$5,000 was transferred back to the money market account.

During the members' forum, five SGAPOA members addressed the board on various issues. The Treasurer's report was then presented to the board.

Under old business:

The board took up the matter of filling the vacant board position due to a resignation. Pursuant to Section 4.3 of the SGAPOA Bylaws, the remaining board members select a replacement to fill a vacancy. Volunteer candidates Michael Reilly and Widener Weems addressed the board in support of their candidacies. Candidate Rosa Menendez was not present. After a roll call vote of the board members, with President Jake White abstaining, Michael Reilly was elected to fill the vacant position until the next annual meeting in summer 2023.

The board then took up the matter of planning an SGAPOA anniversary celebration for next summer. Upon motion made by Mr. Geron, and seconded by Mr. O'Dea, a budget item for \$250 was approved for the celebration and Vanessa and Jarred Buckler were tasked with planning.

Under new business:

The board held a hearing on an appeal of an Architectural Control Committee [ACC] denial regarding lot 54. Owner Richard Becton presented his evidence in support of a minor variance of the side setback requirement to permit his proposed construction. After hearing evidence, board members questioned Mr. Becton. Upon motion by Mr. Tschirhart and seconded by Mr. O'Dea, the board adopted the following findings for the hearing:

1. The proposed construction setback violation is minimal, 12 feet rather than the required 15 feet.
2. The affected setback is not adjacent to a runway, taxiway, or road.
3. The adjacent neighbor submitted a letter agreeing to the reduced side setback.
4. Strict enforcement of the side setback, considering the existing buildings on the property, and lack of reasonable alternatives, would cause substantial hardship to the owner of lot 54.
5. The denial of the Architectural Control Committee is reversed and the owner may proceed with construction plans exactly as originally submitted to the ACC, notwithstanding the minor side setback encroachment. No other variances are authorized.

The board next took up the 2023 proposed budget submitted by the Treasurer. After discussion and minor amendments, upon motion made by Mr. Tschirhart and seconded by Mr. Reilly, the 2023 budget attached hereto was adopted.

The Treasurer then submitted an engagement letter from Gregory & Crutchfield LLC to continue providing accounting services for SGAPOA in 2023. Upon motion made by Mr. Tschirhart and seconded by Mr. Reilly, the board approved the letter and authorized the President to execute it on behalf of SGAPOA.

The board then took up the matter of relocating the EAA sign on the front entry fence due to upcoming road construction. Upon motion made by Mr. Geron and seconded by Mr. Reilly, it was decided that the sign would be removed during the road construction, be placed in storage, and the matter of where to place it after construction would be taken up later after further conferring with EAA.

The board then informally discussed several issues raised during the members' forum, but there were no motions made or actions taken on those issues.

The meeting was then adjourned at approximately 4:15PM.



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