

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

As Approved at the March 18, 2023 Board Meeting

Location: San Geronimo Airpark EAA Building

Date: 02/18/2023

Time: 2:30 PM

The Regular Meeting of the Board of Directors of San Geronimo Airpark Property Owners Association was called to order on February 18, 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, Craig Geron, and Michael Reilly. This constitutes all directors. President Jake White presided over the meeting and Secretary Larry Tschirhart kept the minutes. There were approximately 9 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.

One amendment was offered by Mr. Tschirhart to the agenda to add a report from the Architectural Control Committee as item 10-b. Upon second by Mr. Reilly, without objection, the meeting agenda, as amended, was approved.

Without objection, minutes of the prior Board Meeting held January 21, 2023, 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’s Common Area Construction Project Policy, approved a request by the owner of lot 29 to extend his driveway across POA common area to connect to the road, at his expense. There was no cost to the Association.

The Secretary moved that this action be entered into the minutes of this meeting as required by Section 209.0051(h) of the Texas Property Code, upon second by Mr. Geron, this was so ordered without objection.

No SGAPOA members requested to address the board during the members’ forum.

The Treasurer's report was then presented to the board by Mr. Tschirhart. The Treasurer pointed out that the Association's Frost Bank money market account was earning about 1% per annum and a 3-month Certificate of Deposit at Frost Bank would earn about 3.5%. Upon motion by Mr. Geron, seconded by Mr. O'Dea, the board instructed the Association's Treasurer to transfer twenty thousand dollars (\$20,000) from the Frost Bank money-market account, and to execute any documents required by Frost Bank, for the purpose of purchasing a twenty thousand dollar (\$20,000) three-month Frost Bank Certificate of Deposit in the name of the San Geronimo Airpark Property Owners Association. At forthcoming meetings the board will consider whether to make additional investments in Frost Bank CD's as conditions warrant.

Under old business:

There was no old business on the agenda.

Under new business:

The board discussed establishing a long-term planning group to look into maintenance and capital needs of the airpark. Upon motion by Mr. Geron, and seconded by Mr. Reilly, the board decided to send out an email to all SGAPOA members asking for volunteers to participate in this planning group, with a target to present a plan to the SGAPOA members at the next annual meeting. This item was tabled until further action at the next meeting after the request for volunteers is sent.

The Architectural Control Committee [ACC] chair presented a verbal report to the board regarding some difficulties and confusion with ACC conditional approvals when an owner is proposing acceptable work on a lot that must be approved by the ACC, plus work on adjacent SGAPOA common area which must be separately approved by the board pursuant to the Common Area Construction Policy. On Motion by Mr. Geron, and seconded by Mr. Tschirhart, the board voted to:

“Get rid of conditional ACC approvals when construction involves SGAPOA common area. If the ACC approves the proposed construction within the property boundary, to prevent confusion, before the ACC notifies the owner of ACC approval, the ACC will now automatically forward the information pertaining to the proposed common area construction to the Board for consideration. The Board will notify the ACC chair of its decision regarding the common area construction, and the ACC chair will notify the property owner in writing of the ACC's approval of the lot construction and the board's common area decision with a single notice.”

Upon Motion of Mr. Reilly, seconded by Mr. O'Dea, the board asked that the ACC application be modified to state clearly: “No verbal approvals will be given. Only written approvals issued by the ACC will be considered valid and must be obtained before any work begins.”

Upon Motion of Mr. Geron, seconded by Mr. Reilly, the board tabled a motion to change the ACC approval language limiting an ACC approval to 12 months until the next meeting.

The ACC chair also reported a situation with a lot owner who has ACC approval but it is believed has constructed the building not in accordance to the submitted plans, specifically the actual height is higher than the approved plans. After discussion, upon motion by Mr. Geron and second by Mr. Tschirhart, the board decided to try to establish the exact height of the construction and compare it to the submitted plans, and then consider the next step at the next board meeting.

The meeting was then adjourned at approximately 3:49PM.



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