

**Minutes of the Regular Meeting of  
Huber Airpark Homeowners Association  
The Board of Directors  
March 14, 2017**

The regular meeting of the Huber Airpark Board Homeowners Association Board of Directors was held at the Starbuck Hangar, Beechcraft Lane, Seguin, Texas, 78155, on March 14, 2017.

**Directors Present:** Randy Starbuck, Joe Hudson, Derrick Smith, Todd Walker

**Directors Absent:** Tim Hennessey, Joe Power

**Call to Order:** The meeting was called to order at 6:25 p.m.

**Financial Report:** The financial statement, balance sheet, and tax reports were discussed. These records will be kept on file with the Association records at Veracity Aviation.

**Accounts Aging:** There are currently no delinquent accounts.

**Special Projects:**

**Drainage Repairs:** Joe Hudson provided an update and current status regarding the on-going drainage repairs. He needs one more day to complete the installation of pipes and finish the grading. The project should be complete before the end of spring.

**Immediate needs:**

1. **Beechcraft Lane Repair and Resurface:** The estimated cost to repair and resurface Beechcraft Lane is \$100,000. The association does not currently have the money available to make that repair. It was moved and seconded that this be brought to the association general membership on April 4<sup>th</sup>. The plan is to obtain general consensus from the membership to put this project out for bid and collect a one-time "per lot" assessment specifically for the repair. The estimated "per lot" assessment will be in the \$3,000-\$3,500 *per lot* range.
2. **Warning Sign for the South End Fence:** The board agreed there is an immediate need to place a warning sign at the south end of the airpark on the fence line separating the runway from Rudeloff Road.

**Long Range Future Needs:** A lengthy conversation followed the Beechcraft Lane resurface discussion. The board knows there will be future needs for new lighting, perhaps to include a precision approach path indicator, crack seal and repainting of the runway, and eventually, the addition of another layer of asphalt on the runway. While these projects are in the *3-8 years down the road* range, they will occur and they will not be without cost.

**Assessments and Dues Increase:** Because of the continuing requirement for infrastructure repairs, the board agreed that there is a need to set up an infrastructure fund for future long-term requirements such as runway repairs and resurfacing, airfield lighting, etc. Right now, the \$37.50 per month HOA dues is woefully inadequate to cover the cost of operating, maintaining, and improving the airpark. The board agreed that the immediate need (Beechcraft Lane Repair and Resurface) will require a “per lot” assessment in the \$3,000-\$3,500 range. At the same time, long-term infrastructure repairs should be paid for with a “per lot” dues increase specifically for infrastructure repairs and improvements. Because of the 2017 assessment, the dues increase (to \$75 per month) will not be implemented until 2018. The one-time assessment in 2017 and the dues increase in 2018 will be addressed at the next HOA meeting.

**Lawn Maintenance:** The board agreed that we need to be more aggressive regarding lawn maintenance. This will be discussed at the annual meeting.

**Drag Racing on the Runway:** Drag racing on the runway is now a safety issue and will no longer be tolerated. If you’ve been guilty in the past, don’t be in the future. If you have never drag raced on the runway, good for you.

**Annual Meeting:** The next Annual Meeting is set for Tuesday, April 4, 2017, at the Starbuck Hangar, 597 Beechcraft Lane.

**Annual Meeting Agenda:** The following agenda is set for the next HOA meeting.

1. Financial Status
2. Drainage Review
3. Lawn Maintenance and lot upkeep
4. Drag Racing on the Runway
5. Visual Slope Indicator for runway 16
6. Beechcraft Lane Repair and Resurface
7. Long-Term Infrastructure Needs
8. One-time per lot assessment for road repairs
9. 2018 dues increase of \$37.50 per lot

**Adjournment:** The board meeting adjourned at 7:40 p.m.