

Huber Air Park Homeowners' Association, Inc. (HOA)

Meeting Minutes

Wednesday, June 15, 2022

Call to Order: A special meeting of the General Membership of the Huber Airpark Homeowners' Association was held at 597 Beechcraft Lane, Seguin, Texas, 78155 pursuant to provisions in the Huber Air Park deed restrictions. The purpose of the meeting was to vote on a special assessment of \$7,500 per lot for runway maintenance, runway lights, and a perimeter fence.

Directors Present: Randy Starbuck, Derek Smith, Joe Power, Gordon Schroeder, and Todd Walker

Call to Order: Randy Starbuck called the meeting to order at 5:30 p.m.

Roll call of lot owners: Because the assessment vote requires a two-thirds majority for approval, a roll call was mandatory. A total of 27 lot owners were represented in person or by proxy. Twenty-one lot owners were required for a quorum.

Establish Quorum: The required lot owner quorum was established.

Financials: Randy Starbuck presented the following HOA financial details:

- Checking \$16,052.34
- Savings \$72,510.12
- Total \$88,562.46

Randy also presented the association's annual expenses for the past five years.

- 2021: \$ 25,729.15
- 2020: \$ 33,107.39
- 2019: \$ 20,128.01
- 2018: \$140,821.41
- 2017: \$ 33,107.39

Discussion centered around our big expenses – monthly trash collection, landscaping, and utilities and the one-time Beechcraft Lane repair in 2018. Most noteworthy was our trash bill which is nearly \$7,000 per year and on the rise.

Special Assessment: At the HOA annual meeting April 27, 2022 a motion to request a one-time assessment of \$7,500 per lot passed. However, because that meeting did not have enough votes for the assessment to meet the requirements of our deed restrictions, (twenty-one) owners were subsequently canvassed to obtain the necessary votes – either by proxy or attendance at this meeting.

Primarily the discussion examined the start dates for the three capital improvement projects as well as progressive payments for those projects. In summary, those

improvements are preventive runway maintenance (crack seal and topcoat), upgraded runway and airfield lighting, and a ranch-style fence around the air park perimeter.

A more detailed review of the improvements is in the minutes of the April 27th meeting which can be found on the Huber Air Park website

(<http://huberairpark.com/2022/05/02/4-27-2022-huber-annual-meeting-minutes/>)

Other dialog included the possibility of changing the wording of the proposed assessment from “\$7,500” to “up to \$10,000”.

Ballot: A formal roll call ballot **FOR** or **AGAINST** the “Special Assessment in the amount of \$7,500.00 to be levied to each lot owner of the Huber Airpark Homeowners’ Association, Inc.” was used. The results were 24 FOR and 3 AGAINST. The assessment passed and will be invoiced with a due date of August 15, 2022.

Other Business: The minutes of the April 27, 2022 were approved.

Adjournment: The meeting adjourned at 6:25 p.m.