

Minutes of the Board of Directors Meeting Huber Airpark Homeowners Association

June 23, 2022

Call to Order: A Huber Airpark Homeowners Association Board of Directors (BOD) meeting (held at 597 Beechcraft Lane, Seguin, Texas, 78155) was called to order at 5:30 p.m. on June 22, 2022.

Directors Present: Randy Starbuck, Joe Power, and Gordon Schroeder

Director Absent: Derrick Smith, Todd Walker

The Way Ahead for the Huber Capital Improvement Plan: The purpose of this meeting was to craft a “way ahead” for the recently passed special assessment for Huber Airpark capital improvements – runway maintenance, runway lights, and perimeter fence. Board members agreed that we need to distribute the improvement plan information and associated invoice out to the lot owners. Board members also agreed we need to start the runway maintenance project, continue the and lights project, and hold off (for now) on the fencing project. We are still uncertain how the final Rudeloff Road Upgrade project will impact Beechcraft Lane and the Air Park gate.

Discussion: Most of the discussion was about the need to “get going” and the need to do the right thing. In that regard, Joe Power gave an excellent presentation on the difference between sealcoat and slurry seal. Based on the longevity, utility, aggregate, polymer, sealing materials, activators, and cure times of slurry seal on one hand, and sealcoat on the other, board members agreed that slurry seal is the way to go.

One item we did not discuss is the recurring utility and maintenance costs for the association, specifically the waste collection cost, almost \$7,000 per year and rising. This might be a good time to look at other options, methods, and vendors for waste collection.

The board agreed, by acclamation, to forgive Joe Hudson’s \$90 debt to the association and instead keep Joe on unofficial retainer as a consultant for construction work at the air park.

Board Member Tasks:

- Todd Walker will reengage with his tunnel boring machine contact and propose a method for us to conduct our trenchless construction for runway lighting wire distribution.
- Randy Starbuck will draft (for board approval) the minutes of the June 15, 2022 general membership meeting. Once the board approves those draft minutes, we’ll ask Kim Dumore to send them to the lot owners along with an invoice with a due date of August 15, 2022.
- Joe Power will obtain appropriate bids for crack cover and slurry seal top coating for runway maintenance. He will also obtain bids for the concrete foundation for our HOA building and tower pad. Once those bids are in, the board will discuss and then agree on a contractor for the two projects.

Next Board Meeting: To be determined.

The meeting adjourned at 6:15 p.m.