

**Minutes of the Annual Meeting of  
The General Membership of the  
Huber Airpark Homeowners Association**

**April 25, 2023**

**Call to Order:** The annual meeting of the General Membership of the Huber Airpark Homeowners Association was held at 597 Beechcraft Lane, Seguin, Texas, 78155, pursuant to call by the Board of Directors and was called to order at 5:30 p.m.

- **Directors Present:** Randy Starbuck, Derrick Smith, and Gordon Schroeder
  
- **Director Absent:** Todd Walker

**Introduction and Opening Remarks:** Randy Starbuck chaired the meeting, reminded members to check the sign-in and contact information sheets for accuracy, and then introduced Lieutenant Colonel Tim Wright and Major Nathan “Moose” Gavic, from Randolph Air Force Base.

Major Gavic oversees the Runway Supervisory Unit (RSU) at the Seguin Auxiliary Airport (KSEQ). He encouraged all to use ADS-B Out so the RSU controllers at *Charlie Brown* (KSEQ) would have situational awareness on airborne traffic at Huber. The phone numbers for the *Charlie Brown* RSU are 210.652.3770 and 830.379.3262 and the VHF frequency is 122.975. Major Gavic announced there would be a civilian fly-in at Randolph on June 17<sup>th</sup> and encouraged participation.

**Financial Report:**

• Checking	\$160,428.67
• Savings	<u>\$ 77,993.56</u>
○ Subtotal	\$238,442.23
• Accounts Receivable	<u>\$ 17,130.00</u>
○ Subtotal	<u>\$255,552.23</u>
• Accounts Payable	<u>\$121,229.00</u>
○ Total	\$134,323.23

**Huber Airpark Capital Improvements Financial Status**

	<b><u>Budget</u></b>	<b><u>Actual</u></b>
• Upgraded runway shoulders	\$ 5,000	\$ 1,125
• Upgraded Runway lights	\$ 71,000	\$ 71,022
• Runway crack seal and topcoat	\$ 100,000	
• Fencing and gate	\$ 80,000	
• Slab and metal building	<u>\$ 10,000</u>	<u>\$ 3,550</u>
Sub-total	\$ 266,000	\$ 78,797
• Contract for crack seal and topcoat	\$121,229	
• Budget for Fence and Gate	\$ 80,000	

## **Old business:**

- **Airfield Lighting.** The beacon has been refurbished and moved to Lot 18 (the center of the airfield) and when operating also allows the new runway lights to be controlled using the pilot-controlled lighting (PCL). The updated lighting system is controlled with the FAA-standard seven-click pilot controlled lighting doctrine detailed in FAR/AIM, para 2-1-8. Randy Starbuck presented Joe Power with an Aircraft Spruce gift card, recognizing Joe's time, energy, and resources. The airfield lighting project would never have occurred had it not been for Joe Power's relentless dedication to project completion. Derrick will bring his skid steer to the airport to assist with removing the old runway lights.
- **Runway crack seal and topcoat.** The two-day runway crack seal is currently scheduled to begin on May 1<sup>st</sup> and finish on May 2<sup>nd</sup>. About a week or two later, the topcoat will be applied. Following that new stripes and numbers (18-36) will transpire.
- **Security.** We are still in a hold status for the new fence and gate. We are waiting for the city of Seguin to decide where the widened Rudeloff and Huber Roads will be sited. Security remains an issue at Huber. If you see something, say something. The City of Seguin Police phone number is 830.379.2123.

## **New Business:**

- **RV, Trailer, and Boat Storage.** We discussed the HOA to consider offering variances to *Article XX* of the Huber Airpark deed restrictions, *"Unless completely enclosed with a garage or hangar, no recreational vehicles, camping trailers, boats, airplanes, equipment or machinery of any sort, etc. are permitted to be kept on a Lot except for short periods not to exceed 24 hours."* At the conclusion of the discussion, Derrick Smith agreed to have one of his companies, Huber Air Park, LLC, consider laying asphalt clippings and renting spaces along the west perimeter of the air park behind the T-Hangars.
- **Speedbumps.** After a long discussion, we came to a consensus that the HOA will have an asphalt contractor "smooth out" the existing speedbumps so they will be slow down to "about 10 MPH bumps" as opposed to "have to stop" bumps. The speedbumps will be readdressed the next time we improve Beechcraft Lane.
- **Waste Management.** We discussed the waste management contract and compromised on a plan to first renegotiate the contract with Waste Management with a goal of less than \$500 per month and have the HOA pay half the waste management fee and the business owners at the airpark to split the cost of the other half. We did note that this needs to be a set amount and not a set percentage of the actual bill. Example, if the HOA budgets \$500 per month, then the business owners (combined) would pay \$250 of that budget. As an example, if there are 5 businesses, then that is \$50 a month, if there are 7 businesses, then that is \$36 per month.

**Election of Directors:** Derrick Smith, Todd Walker, Gordon Schroeder, Brandon Hale, and Mike Underwood were elected to serve one-year terms on the board of directors.

**Adjournment:** The meeting adjourned at 6:53 p.m