

Minutes of the Board of Directors Meeting Huber Airpark Homeowners Association

May 8, 2026

Call to Order: A Huber Airpark Homeowners Association Board of Directors (BOD) meeting (held at 597 Beechcraft Lane) was called to order at 13:30 p.m. on May 8, 2026.

Directors Present: Randy Starbuck, Derrick Smith, Todd Walker

Director Absent: Bill Camp

Visitor: Michael Sharp, City of Seguin Program Manager

- **Financials**

○ Checking	\$ 41,309.52
○ Savings	\$ 106,195.93
○ Accounts Receivable	<u>\$ 2,876.44</u>
○ Total	\$ 150,381.89

¹Does not include the \$30,000 in 2026 HOA dues that have not, yet, been billed.

- **Rudeloff Road Improvement.** Michael Sharp, project manager for the City of Seguin gave us an update on the current project and wanted our approval to conduct excavation of the “shelf” near the newly created canal at the northeast corner of the airfield. We told him to ask the city to also build an under the taxiway conduit to move water from the northeast corner of lot 2 to the newly created canal.
- **Walnut Springs Subdivision.** Bitterblue, Inc, the developer for the Walnut Springs subdivision north and east of the airport, made changes to their subdivision site plan. According to the current plan Bitterblue still plans to make Huber Road a 60’ collector road, move it east and have it link up with Huber Road as a four-way intersection at the northeast corner of the ball diamonds (Fields at Huber Ranch). If you view the site today, there is a fire hydrant in the middle of that planned route).
- **Runway Name.** According to the FAA's Aeronautical Information Manual (AIM) (Section 4-1-9), pilots at non-towered airports should use the Common Traffic Advisory Frequency (CTAF) to "self-announce" their position, altitude, and intentions. Key calls include: 10 miles out, entering downwind, base, final, and when clearing the runway, with the airport name stated at the beginning and end. In our case, that would mean for example, “Huber Airpark Civic Club, LLC, Bonanza November seven two two seven whiskey forty-five to left downwind, runway one-eight, Huber Airpark Civic Club, LLC.” The current name of the airport, *Huber Airpark*

Civic Club, LLC is too cumbersome. We plan to change it. We'll put it to a vote at the next annual meeting, on the schedule for mid-June.

- **Runway Maintenance.** The runway was crack-sealed and top coated in early 2022. We need to begin planning for major runway maintenance (crack seal and top seal) as early as 2027 or, perhaps, laydown a 2" layer of asphalt in 2028.
- **Rudeloff Road Gate.** We were told the City of Seguin's Rudeloff Road Improvement project should be complete by the end of June. After that project is complete, we demolish the current gate and replace it with an aluminum cantilevered gate with remote entry. We have selected a contractor for that work, The Anchor Group, Inc.
- **Board member Elections:** It's time to find volunteers to become Huber HOA Board Members. Randy Starbuck and Derrick Smith will canvas current property owners for volunteers.
- **Annual meeting:** The annual meeting for the Huber HOA homeowners will be June 16, 2026, at 5:30 p.m. in Hangar 25.

Next Board Meeting: To be determined.

The meeting adjourned at 2:30 p.m.