

Lakeway Airpark, Inc.
115 Flying Scot
Lakeway, TX 78734
Minutes for May 10, 2014

The meeting was called to order at 9:33 by President Jeff Klaas with the following Board members present: Jace Curtis, Chip Freitag, Bill Kulpa, and Ed LeBlanc.

Other attendees per the roster included Wayne Wagner, Rene Arredondo, Jean Thompson, John Dann, Rick Mays, Russ Norwood, Tom Lang, Sharon Ward, Mike Collier, Neil Olufsen, Erik Mulloy, Kim Mulloy, Ed Ragan, Steve Zbranek, Bill Thompson, Robert White, Dori LeBlanc, John Reinschmidt, Bill Molloy, Jeff Brinkman, Geoff Garwood, Matt Cartwright, Charles Edwards, Bob Yarbrough, and Rich Judd.

Announcement

Jeff announced to the members present that Robert White had resigned from the Board and that the remaining Board had selected Bill Kulpa to serve out the remainder of Robert's term.

Secretary's Report (Ed LeBlanc)

Minutes from the April 2014 meeting were read and approved.

Treasurer's Report (Jace Curtis)

Jace Curtis presented the Treasurer's report and thanked Jean Thompson and Erik Mulloy for significantly improving the compliance of turbine traffic paying the landing fees. He also noted that significant expenses this past fiscal year for runway maintenance and legal fees have resulted in less net revenue for the year.

Maintenance Update (Mike Torbett)

- 1) FOD check was completed by a work party. It was noted that some weeds are beginning to grow in the asphalt in the northwest area, near Guy Knolle's property. (Open)
- 2) Fuel status:
 - Fuel Pump: It was recommended the Airpark find a different company to maintain the fuel pump due to concerns over the reliability of the current company. (Closed)
- 3) Grounds Maintenance:
 - Surface peeling on runway: No update. (Open)
 - Brush trimming: No update. (Open)
 - Grass tiedown area (Robert White): The grass does appear to be growing slowly. (Open)

Old Business:

- 1) Financial Review:
 - A discussion regarding possibly increasing Class 1 membership fees and fuel prices resulted in a decision to keep membership fees unchanged at the moment however fuel prices will be increased from \$0.50/gal above cost for members and \$1 above cost for non-members to \$0.75 and \$1.50, respectively. (Closed)

2) Fuel Pump Stickers:

Jeff indicated he had received the appropriate stickers and will post them this afternoon. He indicated it needs to be renewed by April of next year. (Closed)

3) Website Update:

Chip Freitag reported that he has not yet moved the old files over to the new site however new newsletters and Minutes are only being posted to the new site. He is still awaiting release of the domain name from Joe Bain. Member Rick Mays indicated he had acquired 3R9.aero and member Erik Mulloy indicated he had acquired lakewayairpark.com. Member Matt Cartwright indicated he would help Chip ensure these point to 3R9.org. (Open)

4) Land Use Planning/Additional Hangar Proposal:

Ed introduced information prepared and submitted by Steve Harris, Mike Torbett, and Robert White for the option in which the airpark would build the hangars to sell to individuals with a ground lease. After discussing the risks and benefits with the membership present, it was proposed, seconded, and approved by a vote of 4 in favor, none opposed, and one abstaining, that this option not be considered further.

It was then noted that the only option currently remaining, should the Airpark determine that building hangars in the area described was in the best interest of the Airpark, was the one initially put forward by Robert White in February. It was moved, seconded, and approved that a committee be formed with Ed as chairman, Bill as a second Board member, and Robert White and Keith Durio (who was not present but who would be the builder for the proposal). The committee will work to develop a more specific presentation for the Board, ideally for the June meeting. Member Mike Collier specifically requested the Minutes reflect he had withdrawn from the hangar development process. (Open)

5) Bylaws Review (Rick Mays)

Robert White reported that he had met with Rene Arredondo and Rene had indicated he didn't believe the Bylaws needed to be changed at all to incorporate the terms of the settlement with Airpark South. With that information Robert had recommended the Bylaws Committee formed at the April meeting be dissolved, which was approved via email by the Board.

Jeff then noted that outside legal counsel had been obtained to help interpret the various documents associated with Airpark South and the Class membership issue. An excerpt from that letter was read which indicated that the attorney's opinion was that none of the reviewed documents required qualifications for Classification of Membership to be changed and that the Bylaws should control Membership Classification. After a general discussion of this issue, it was decided no further work on changing the Bylaws would be done at present. Jeff indicated Airpark South would follow the current Bylaws, with Class 1 only for members with property abutting the Airpark with residential improvements, Class 2 would not apply, and hangar owners and any tenants would be Class 3 if they qualify for membership. A taxiway agreement for this last group will need to be developed before the hangars become occupied.

6) Runway Signs: (Tom Lang)

Member Tom Lang obtained a quote for FAA-approved signs to replace the existing ones instructing pilots to use the full length of the runway. The quoted price would be approximately \$850 each, meaning approximately \$3400 for all four. After some discussion it was determined the current signs on the west side would be removed but the ones on the east would be retained since they're both on an embankment and any pilot hitting those signs would have additional damage from the embankments. (Closed)

New Business:

1) Airpark Appraised Value/Property Taxes:

Jeff noted that the appraised value and associated property tax for the Airpark had gone up considerably. Jace will work to appeal this and have the taxes reduced. (Open)

2) FAA Master Record Update:

Jeff noted that the Airpark had been recently surveyed on behalf of the FAA and the report indicated there were several trees potentially obstructing the area and the signs at the displaced thresholds presented a potential hazard. The trees will be identified and trimmed. (Open)

3) Periodic Report Paperwork, Texas Secretary of State:

Jeff noted that he had filed the required paperwork with the Secretary of State for the Airpark. Because it's due May 22, he listed the current Board members. He indicated the paperwork is typically filed every four to five years.

Adjourn

There being no further business, the meeting was adjourned at 10:57.

/Ed LeBlanc, Secretary