

**Rusty Allen Airport Property Owners' Association
General Membership Meeting Minutes
Eeds Hangar
March 21, 2009**

Attendees:

Rich Piasecki, President
Ray Chatelain, Treasurer
Kris Dehnel, Secretary
Jim Awalt, Member
About 22 POA members and guests

Call to Order

The meeting was called to order at 10:25 AM by current President Rich Piasecki.

Review of Minutes

The 2008 General Membership Meeting minutes are posted on the Rusty Allen Airport Property Owners' Association website (www.raapoa.com). A brief review was given by the Secretary. Mr. Piasecki gave a call for approval of the minutes, which was moved by Dave Alger and seconded by Rod Rodrigues, and then approved with no dissent.

Election of Positions for RAAPOA BOD.

The floor was opened to nominations for one position on the Rusty Allen Airport Property Owners' Association (RAAPOA) Board of Directors (BOD). Mr. Piasecki confirmed his intent to run for another term. He also gave a call for other volunteers from the POA to self-nominate.

After a count of the votes, Mr. Piasecki was re-elected to the Board of Directors.

Election of Recommendations for AAB

Mr. Piasecki gave a brief review of the qualifications for POA and (City of Lago Vista) Airport Advisory Board (AAB) delegates. AAB delegates must own a lot at the airport and be voting residents of Lago Vista.

The floor was opened to nominations for the two positions to recommend to the City for the AAB.

The ballots and proxy forms were collected for counting. After a count of the votes,

President's Report

Mr. Piasecki gave a brief review of the POA Mission Statement.

Mr. Piasecki noted the initiatives of the POA this year:

1) WiFi installation – Attendees at a prior BOD meeting voted to authorize \$1500 for installation of WiFi equipment. The actual installation cost was \$1067 to date. Thanks go to Rich Piasecki, Dave Bottoms and Leo Slayton for effort to install the equipment and antenna. One site is operational from the towers behind Horace Miller’s hangar. Another site will be installed to cover the south end of the field.

2) Kiosk Construction and Installation –Attendees at a prior BOD meeting voted to authorize \$2500 for a kiosk and bulletin board to be installed on the transient ramp. Members of the POA designed and constructed the kiosk. Plans and building permits were drawn for the City. The bulletin board is completed and on display in the meeting. Total expenditures including the bulletin board are at about \$2100 with volunteer labor.

Thanks go to Rich Piasecki, Carl Vernon, Dave Alger, Leo Slayton, Don Bridle, and Don Milligan for their contributions to this effort.

3) Bulletin Board Postings - One side is locked for permanent postings, the other side is open for public use. The bulletin board is intended to promote the facilities of the airport and the City of Lago Vista. Rules:

- a. Only two postings are allowed per person,
- b. Postings must be placed on an index card, up to 4x6” maximum.

4) Table for kiosk – planned to be like a picnic table, bolted to ground. Carl Vernon and Don Milligan volunteered to help.

5) POA Agreement with City.

The existing contract between the POA and the City expired in February. Rich Piasecki and Jim Awalt have put in much time with negotiations and review of draft agreements, as well as \$1400 with an attorney. The City cannot put in a Public Improvement District (PID) without a vote of the affected citizens.

The POA offered the following negotiating points:

- a. The POA members would contribute \$100/lot/yr = \$8300 for use of the airport as a through-the-fence operation. The latest negotiations are now at \$120/lot/yr.
- b. The POA members would contribute up to \$50k for Capital Improvement Projects (CIPs) up to \$1M over the next 10 years. This could be increased with approval from the POA members.
- c. The desired term of the agreement is 10 years.
- d. The POA will not pay for additional land or buildings for the City.
- e. The POA will have no exposure to liability for maintenance of the airport, since the fee paid by the POA to the City is strictly an access fee.

- f. The POA does not want to pay for maintenance for AWOS or lights, or other equipment.
- g. The City must maintain the Airport as an operating airport in compliance with FAA and TxDOT requirements.

The City's position is as follows:

- a. The City wants \$19,000/yr to meet its expenses for operating the airport, to be collected as \$240/lot/yr.
- b. The POA must pay a fee as a through-the-fence operation for the airport to be eligible to receive CIP money. The City does not have to allow through-the-fence operations.

The POA BOD is negotiating with the interests of the property owners in mind, and will present the terms of the contract to the POA members before finalizing the agreement with the City. The negotiations are on good terms, and are not adversarial.

The POA contributions to the City for operating the Airport have been less than \$10,000/yr.

The City now receives \$47,000/yr in property taxes on airport property.

Discussion ensued on the POA assessment and terms of the agreement with the City.

A verbal query of the membership seems to indicate that \$240/yr is still a good deal.

George Eeds delivered remarks on the history of the airport development and POA agreements with the City.

Treasurer's Report (Ray Chatelain):

Mr. Piasecki called for special recognition for Ray Chatelain, who has fulfilled the role of treasurer of the POA for many years. He has routinely handled such things as the POA incorporation documents and corporation fees, tax documents, bill collection, maintenance of lists of property owners' lots and addresses. Many thanks go to Ray for his efforts and good work.

Financial highlights for CY2008 (see detailed reports separately):

- a. Revenues \$36,221
- b. Expenses \$16,316
- c. Net Income \$19,905
- d. Income tax of \$3,629 paid
- e. \$17,000 in operating account
- f. \$11,161 CD matures in November, receiving 3% interest
- g. 2008 Tax return done and filed
- h. Texas Franchise statement done and filed

- i. Payment of \$8,000 completes current contract to city.
- j. Of the \$3,000 in collections due, most is Ricky Don Like, and less than a half dozen usual suspects. This breaks down to \$2,200 special assessments and \$1,700 of 2007 and 2008 dues. Liens have been filed on long-outstanding accounts.
- k. The 2009 assessments are projected to be \$100/lot, depending on the outcome of the contract negotiations with the City.

Thanks to Carl Vernon for getting the lights optimized for the ramp area. We are paying the lighting bills for the ramp area. This expense and the WiFi cable bill are expected to transfer to the City as operating expenses for the airport which will be covered by POA access fees.

Questions and discussion on the report ensued.

Copies of all records are available for inspection.

Architectural Control Committee Report (Jim Wood)

Three and one-half hangars have been completed (David Stoneking, Rick Crider, Mike Shafer's completion of open hangar).

One ongoing set of plans is available for parking aircraft on hard surfaces or improved areas. This is required in keeping with the City codes for vehicle parking.

Airport Improvement Committee Report (Jim Awalt)

Mr. Awalt enumerated a list of potential projects for future CIP funds or other airport improvements:

- a. Deer Fence Feasibility
- b. Extension of NW Taxiway.
- c. Remote radio transmitter for clearance delivery
- d. Extension of SW taxiway and additional ramp space on SW end.
- e. GPS approach to 33.
- f. VOR approach.
- g. Purchase additional land to extend runway S by about 500ft.
- h. Airport diagram needs to be updated.
- i. Land behind fuel pumps is for sale, which qualifies for TxDOT 10% matching money. Also, the City can qualify for 25% matching money for hangars or terminals.
- j. POA: extension of NW and SW taxiways and ramp, extend S by 500
- k. Extension of NW end of runway about 200ft with displaced threshold.
- l. POA will send out survey to members and gauge interest.

AAB Report (Bill Coltharp)

Next AAB meeting next Wednesday.

Old Business

- 1) The POA website (www.raapoa.com) is operating and reasonably current thanks to Seth Wilkerson.
- 2) A model for Avigation Easements has been recommended to the City based on ones from an airport in California. The construction of the document is being reviewed for applicability within Texas law, with no resolution yet.

New Business

1) Proposal on changes to penalties for late payment of dues and Special Assessments. The current CCNRs allow liens, which have been imposed on late payers by the POA. The CCNRs also allow 10%/yr late fees. The POA President is proposing a \$35 late fee in addition to 10% per annum for dues and assessments not paid within 60 days of mailing the notices. A verbal poll of members present for support of a \$35 late fee within 60d was held. There was some discussion on the duration allowed before the late fees would apply. The membership present seemed to be overwhelmingly in favor of such a late fee. However, implementation requires a change in the bylaws, which needs to be reviewed for other things and voted on by the membership.

Lien fees – \$200 proposed for work required to file a lien, then a letter of release submitted to the owner to release lien.

- 2) Plans to send someone to TxDOT Aviation conference May 11-13. Juergen has program.
- 3) Published information about the airport (FAA, AOPA, TxDOT, Airnav) is in need of new drawings for the airport. Dave Henderson may be able to help.
- 4) It was noted that on April 11th the CAF Bluebonnet Airshow will be held at the Burnet airport.

Adjournment

A motion to adjourn was made and seconded at 12:04 PM. The motion passed with no dissent, and the meeting was concluded.

Respectfully submitted,

Kris Dehnel, Secretary
Rusty Allen Airport Property Owners' Association Board of Directors

Elections of Advisors to the Airport Advisory Board (AAB)

The casting of votes ensued, and the results are as follows:

For the BOD seats, Alan Anderson and Jim Awalt were elected.

Rick Crider was elected to the AAB by acclamation.

Jim Wood was elected to the AAB as alternate.