

**Rusty Allen Airport Property Owners' Association  
General Membership Meeting Minutes  
Eeds Hangar  
March 29, 2008**

**Attendees:**

Alan Anderson, President  
Ray Chatelain, Treasurer  
Kris Dehnel, Secretary  
About 27 POA members and guests

**Call to Order**

The meeting was called to order at 10:40 AM by current President Alan Anderson.

**Review of Minutes**

Mr. Anderson called for review of the minutes of the March 31, 2007 meeting. Mr. Allen moved to approve the minutes as corrected. Mr. Coltharp seconded the motion, which carried without dissent.

**Election of Positions for RAAPOA BOD.**

The floor was opened for nominations for the two open seats for the Property Owners' Association (POA) Board of Directors (BOD).

Mr. Rodriguez nominated Tom Rosenberger for BOD. Other nominations were Jim Awalt and Alan Anderson.

**Elections of Advisors to the Airport Advisory Board (AAB)**

Nominations continued for the one open position for the POA nominated seat to the City of Lago Vista Airport Advisory Board (AAB).

Rick Crider was nominated for the AAB.  
Jim Wood was nominated as an alternate AAB member.

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 acclimation.  
Jim Wood was elected to the AAB as alternate.

### **Treasurer's Report**

Mr. Chatelain presented the Treasurer's Report as of March 28, 2008 (see separate statement).

Unpaid 2007 Assessments are noted to be Ricky Don Like and Skyranch (a.k.a. Air Ranch West). Liens have been filed for these properties.

It was noted that the current contract between the POA and the City of Lago Vista to fund maintenance and operation expenses for the airport will expire in February, 2009. There was some discussion of the ramifications of the expiration of this contract.

There were some questions and discussion on the tenant aircraft fees. The tenant fee is \$135 tenant fee per plane in addition to the POA dues per property. Both the POA member and the tenant are responsible for the fees.

Tenants in place for less than a year are supposed to pay pro-rata up front for expected time, otherwise the POA will bill for a full year.

A motion to accept the Treasurer's Report was made by Rod Rodriguez and seconded by Dave Bottoms (?). The motion carried with no dissent.

### **President's Report**

Mr. Anderson offered the following items as the President's Report:

- 1) Jeff Savage will have a reception for the Epic next Saturday at 11:30 AM with open hangar and lunch BBQ. All POA members are invited.
- 2) There has been a large demand for land at the airport. Nearly all available lots have been sold.
- 3) A newsletter was sent to all members. The website will be used for all regular communications. A brief display of the POA website ([www.raapoa.com](http://www.raapoa.com)) was presented.
- 4) The 2006 Capital Improvement Program (CIP) has been paid and is now underway. The work should be started very soon.
- 5) Thanks to D'Anne Gloris and all City employees involved with the procurement and installation of the AWOS weather station.
- 6) Mr. Anderson introduced several new members of the POA.

### **Architectural Review Committee Report**

- 1) Mr. Anderson reported for the committee that two new hangars went up last year and three are expected this year.
- 2) The committee has no control over engineering aspects of the construction, only recommendations of aesthetic matters.
- 3) Jim Wood, Bob Michie, and Don Milligan are current members.
- 4) The City will require a letter from the committee before approving any construction.

### **Airport Improvement Committee Report**

Mr. Anderson reported for the committee. The committee met Jan 23, 2008, and discussed the following topics:

- 1) Options for additional land for the airport.
- 2) Other CIP projects including deer fencing.
- 3) The possibility of rezoning some of the residential land on the east side for commercial use.
- 4) The possibility of establishing a Life Flight helicopter base.
- 5) The possibility of a fire station on or near the field.
- 6) The possibility of a terminal building.
- 7) The prospect of additional flight approaches.
- 8) The possibility of additional ramp space.
- 9) Issues on runway expansion boil down to land availability and access.

Ideas for new development can be submitted through a link on the website.

### **AAB Report (Bill Coltharp)**

- 1) The AAB helped complete the AWOS project.
- 2) An Economic Impact Analysis was developed and given to the Lago Vista City Council. The City is now investigating the possibility of acquiring land over the long term at the north end of the airport.
- 3) The AAB sent to the City attorney a draft aviation easement for protection of the rights of the airport and its users.
- 4) The AAB is looking at an EMS helicopter station, possibly combined with fire station and terminal building.
- 5) The City is experimenting with emergency radio link with police department.
- 6) The AAB has discussed impact of several city ordinances including mowing, runway crossing.
- 7) The AAB has discussed the timing and implications of having city water available to the top of the hill.
- 8) The City has discussed rezoning land east of Rolling Hills Trail as commercial.
- 9) The AAB has held discussions on the through-the-fence operation of the POA.
- 10) The AAB meeting is once per month at City Hall. Topics can be submitted via the POA President, the AAB Chairman, or through members of the City Council.

Questions for the AAB:

- 1) What is the City position on lengthening the runway? A: This has not been discussed much, limited by acquisition of land. Still very long range proposition.
- 2) Did the City post the Economic Impact study to their website? A: Unknown, but it can be posted to the POA website.
- 3) Is there a timeline for city water to arrive? A: Two years ago it was projected to be in two years.

### **CIP report (D'Anne Gloris)**

- 1) The 2<sup>nd</sup> CIP is underway now.
- 2) A bid meeting was held last Monday. The Pre-construction meeting was in November. Timing on the project has been delayed due to questions on through-the-fence operation.
- 3) The projected start is April 1, 2008, with the duration expected to be 90 days.
- 4) The scope of work includes parallel taxiway construction, pavement rehabilitation, and signage installation.
- 5) Safety announcements will be by general notam for workers in the area and another notam specifically for the runway closure. The closure is expected to be in about the June timeframe for about 1 wk.

### **Old business**

- 1) Some further discussion and commentary was made concerning the expiration of the maintenance and operations contract between the City and the POA.
- 2) Representatives of the City have met with the Fish & Wildlife Department regarding acquisition of the 22ac parcel on the northwest side of the airport. A literal Act of Congress would be required for sale of the property to the City. Realistically this is a 10 year project.
- 3) A master plan review committee recommended that the east side property should be rezoned light industrial as opposed to high density residential.
- 4) Meetings have been held with Travis County Commissioner Gerald Daugherty regarding an EMS helicopter base at the airport.
- 5) It was noted that users of the airport should make known in the community their use of the airport for general public support.
- 6) Examples of the POA website and its contents were presented.

Thanks to Ray Chatelain and Seth Sanders for website development. D'Anne has pictures of the airport and the adjacent development. Links are now in place from the City website and other sites.

### **New business**

- 1) The Commemorative Air Force (CAF) Bluebonnet Airshow is 2 weeks from today. Gates open 9 AM, flying starts at 12:30 PM.
- 2) A committee has been formed to see how to utilize the Airpower Museum. See D'Anne Gloris.
- 3) Discussion ensued on plans to send reps to the Texas Department of Transportation (TxDOT) Aviation Conference next month. The City will be represented by Jim Orr as current liaison for the airport. Rick Crider will attend for the AAB.
- 4) The AWOS should show up on TxDOT one year from the date of certification (commissioning).

**Adjournment**

A motion to adjourn was made and seconded at 12:15 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