

Rusty Allen Airport Property Owners' Association
General Membership Meeting Minutes
Anderson Hangar
March 31, 2007

Attendees:

Jim Awalt, President
Ray Chatelain, Treasurer
Rich Piasecki, Acting Secretary
Alan Anderson, Member
About 15 POA members

Call to Order

The meeting was called to order at 11:10 AM by current President Jim Awalt.

Review of Minutes

- 1) Mr. Awalt called for review of the minutes of the March 25, 2006 meeting. Mr. Rodriguez called for correction of the spelling of his name on the third page of the minutes. Mr. Allen moved to approve the minutes as corrected. Mr. Tully seconded the motion, which carried without dissent.

President's Report

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

- 1) Dedication of the mounted F4 at the airport entrance will be conducted this afternoon.
- 2) A new card reader is now installed at the fuel station.
- 3) A new hangar has been constructed on the southeast side of airport.
- 4) Jim Wood has mounted a windsock on the northeast side of the airport.
- 5) An update on the Capital Improvement Project (CIP) will be presented later in the meeting. As of this morning, the Members are still about \$11,000 short of the matching contribution.
- 6) The City of Lago Vista Airport Advisory Board (AAB) has been working with the City for the installation of the Automated Weather Observation Station (AWOS).
- 7) Seth Wilkerson has posted the F4 photographs and considerably upgraded and revised the RAAPOA website. Website address is www.raapoa.com.
- 8) Regrettably, Derrich Pollack perished in a crash at the north end of the field during this year. Mr. Awalt encouraged members not to facilitate the dissemination of false information by speculation to the media about incidents at the airport. Mr. Pollack served the Airport in many capacities and was instrumental in organizing the Hurricane Katrina airlift which was based at Rusty Allen Airport. He will be long remembered for his contributions.

Elections of Advisors to the Airport Advisory Board (AAB)

Mr Awalt reminded the membership that these positions are elected from the membership for representation from the Property Owners' Association on the City of Lago Vista AAB. The nominations are the recommendations of the Property Owners' Association Board of Directors; however, the City may choose any representatives they see fit. Current delegates Rusty Allen and Bill Coltharp are up for replacement, and have expressed interest in continuing. Mr. Awalt called for nominations for any other candidates, but none were received. Upon the President's request for a vote of approval, the delegates were re-elected by acclamation.

Election of Positions for RAAPOA BOD.

One position opening is currently filled by Ray Chatelain, Treasurer. Mr. Chatelain is acknowledged for numerous acts of service to the airport Board of Directors and the general membership. He has agreed to serve for one more term if elected.

The other position opening is currently filled by Kate Koehn, Secretary.

Mr. Awalt nominated Mr. Kris Dehnel for the second position.

Mr. Awalt called for any other nominations for Directors, among whom the Board would nominate officers. No others were received, and upon call for approval, Messrs. Chatelain and Dehnel were elected by acclamation.

Treasurer's Report

- 1) A handout report was made available for the attendees containing:
 - a. Profit & Loss statement for 2006
 - b. Checks written for 2006
 - c. Profit & Loss statement for 2007 to date
 - d. Checks for 2007 to date
- 2) The amount collected in 2006 is \$27,328, not including payments received at the meeting.
- 3) Disbursements of \$28,433 were issued in 2006.
- 4) The resulting difference is a small loss of \$783?
- 5) The Property Owners' Association's 2006 Income Tax return, Texas Franchise Tax return, and Public Information Report have been filed with the appropriate agencies.
- 6) All records are available to any Member during normal business hours at the Treasurer's place of business.
- 7) The current checking account balance is \$18,191.
- 8) A Certificate of Deposit (CD) has been taken out in the amount of \$33,658.
- 9) Unpaid Dues to date are \$11,940, not including collections at the meeting.

- 10) Obligations of \$38,640 have been paid to the City of Lago Vista for CIP matching funds.
- 11) Receipts from the Lakeway Airport Property Owners' Association (POA) in the amount of \$10,000 have been received for the AWOS project. Spicewood Airport has contributed \$1000 towards the AWOS. The remaining balance of the original \$22,000 in matching funds is \$14,000.
- 12) Major disbursements for 2006 were:
 - a. \$10,300 to the City of Lago Vista for maintenance through September 30, 2007.
 - b. The CD noted above in the amount of \$33,658.
 - c. The final installment of \$7,350 completes the 25% matching share of the CIP.
 - d. A payment of \$8,947 to the City of Lago Vista for the 10% POA contribution to the CIP Engineering Study. The City has agreed to pay half of the 10% matching funds for the CIP, but not for the engineering study.

A motion to approve the Treasurer's Report was offered by Rusty Allen and seconded by D'Anne Gloris? The motion carried without dissent.

The BOD President encouraged the Membership to be diligent in paying dues, and reiterated the fiduciary responsibility of the Board on behalf of all Property Owners to see that dues are collected, using measures up to and including the attachment of liens on the unpaid members' property.

Architectural Review Committee Report (Bob Michie, Don Milligan)

New City rules require the following actions for construction in C-4 Zoning areas:

- 1) Notifying everyone within 200 feet of the proposed project,
- 2) Running an ad in the local newspaper,
- 3) Holding a public hearing,
- 4) Vote of approval by the City Council.

These steps are required by the current ordinance, but have not been enforced in the past.

The Architectural Review Committee has nothing to do with engineering of new construction, but rather deals with the aesthetics of new construction and advice on the resources and requirements for new construction at the Airport. Guidelines and resources developed by the Committee are available on the airport website.

Long Range Planning Report

None

AAB Report (Bill Coltharp)

The City's AAB meets on the last Wednesday of every month.

Topics that arose during 2006:

- 1) There is a need for written emergency procedures and information for first responders. A two page document with contact information exists for police and fire responders.
- 2) It was noted that the police dispatcher should have an aircraft band radio to deal with emergency situations such as occurred earlier in the year.
- 3) It was proposed to install a kiosk for notes, announcements, and other communications at the fuel pump.
- 4) Awareness about vehicular traffic crossing the runway. A City ordinance prohibits crossing the runway by vehicle.
- 5) David Henderson among our membership is affiliated with the San Antonio Federal Aviation Administration Flight Standards District Office (FAA FSDO) and is available to address any training or safety issues.
- 6) Some problems arose with the issuance of new building permits. The rules involved were always there, just not enforced. It is unknown whether these rules will now be enforced henceforth. Some lots east of the airport may be considered for zoning as Light Industrial.
- 7) City water will be coming up to the top of the hill within 2 years. This will lead to additional development in residential areas and the need for buffering between the residents and airport activities.
- 8) A PowerPoint presentation is available on the economic impact of the Rusty Allen Airport. It focuses on the monetary impact of airport to the community.
- 9) D'Anne Gloris is running for City Council. It is good to have representation of an Airport resident and member on the Council.

AWOS Report (Bill Coltharp)

The AWOS is a done deal. The lots have been purchased, replatted, and the site prepared. Next will be installation of utilities, then construction of the equipment. The airport designator will need to change to something beginning with K to add the AWOS reports to the weather network. The POA will need to pay \$250/month for maintenance and \$250/month for listing on the weather network. Some RAMP money may be available for funding this, along with some monies possible from the Lakeway and Spicewood airports.

CIP Report (Stephanie Klyber, TxDOT Aviation Division, Bill Coltharp)

Summary of CIP activities (as listed in last year's CIP proposal):

- 1) Rehabilitate the runway, taxiway, and aprons
- 2) Complete taxiway on east side and remove stubs on east side
- 3) Striping of the runway and taxiways
- 4) Signage for entrances to the runway
- 5) Paving of the grass area near the fuel ramp
- 6) Feasibility study for a security fence.

The engineering is \$89,000 with 90/10 split of funds. The Preliminary Engineering Report estimates that the project can be completed within budget.

The project estimates are for a subtotal \$354,000, plus a 15% contingency of \$53,000, totaling \$407,000 plus professional services approaching \$100,000 for a sum total of \$507,000 versus \$510,000 budget.

All approvals for the project have been received. Contracts may be ready for let by end of the summer. The possible start of construction is in September.

The airport will need to be closed about 5-7 days during construction.

Specifics of what will be done to runway:

- 1) A few places in the runway will need to be repaired.
- 2) Overlay the runway with rubberized chip seal
- 3) The runway and taxiways will be restriped and marked
- 4) Lighted signs for entrances from taxiways will be added, along with taxiway reflective markings. All taxiway stubs to the runway except one north, one south, and one about middle will be removed.

CIP improvements came about from member input. Mr. Awalt requested that ideas on future improvements be submitted to the Board. Opened floor to ideas for the next CIP.

One idea suggested by Mr. Milligan for a future CIP is for more parking on the southeast end of the airport.

Noted the need to provide taxiway access to the lots on the east side if they are to become commercial zoned.

Noted need to align taxiways so that propwash does not fill hangars with debris. Recommended to consult with project engineers concerning this issue.

Old Business

None.

New Business

Recognition of new members.

Announcements:

(Chuck Tully) The Bluebonnet Airshow will be April 14th at Burnet Airport.

(from Jim Orr) The Hill Country Singers Spring Concert will be April 28, 29 at the K-Oaks Clubhouse.

(Joella Anderson) Lago Vista Quarterback Club golf fundraiser Saturday, May 12 for athletics programs.

(Jim Wood) Life Flight Initiative. The objective is to save lives and to get some exposure and revenue for the airport. The goal is to provide a base of operation for Life Flight helicopters at the Airport to cut access time in half. Requirements for a helicopter base:

- 1) Jet fuel (can be provided by truck),
- 2) Hangar for maintenance and aircraft storage
- 3) Quarters for crew.
- 4) Ramp space with helipad.

Revenue of \$100k/yr is possible at other similar installations.

(Joella Anderson) Recognition of Rudy's Barbecue for donations of food and support of the F4 project.

(Rich Piasecki) Information on the F4 restoration project and the official dedication at 2:00PM this afternoon. This will include a Texas Senate Resolution by David Dewhurst, and a history of the airplane.

Questions:

On prospect of extending the runway to 4500'. TxDOT has advised that any changes to the airport environment may jeopardize our existing approach.

Adjournment

A motion to adjourn was made by Mr. Allen and seconded by Mr. Piasecki. 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