

**November 12, 2022**

Lakeway Airpark Board Meeting – Proposed Minutes

**Meeting called to order at 9:32am by Phil Thompson, President**

**Board Members Present:** Phil Thompson Pat Hall Scott Epley Erik Mulloy Bill Gunn  
Josh Cobb

**Quorum Reached**

**Members/Attendees Present:** Cory Bull John Reinhardt Terry Priestap Mark Jackson  
Bill Henderson Ed Ragan Paul Carroll Jeff Klaas  
Bill Kulpa Tommy Harper Kim Mulloy Jean Thompson

**Secretaries report – Josh Cobb**

- The November 12<sup>th</sup> 2022 meeting agenda was presented and approved by the Board.
- The October 8<sup>th</sup> 2022 meeting minutes was presented and approved by the Board.

**Financial report – Scott Epley**

- Report on finances: \$278K bank balance// \$122K fuel sales YTD // \$57K Net income YTD
- Update on transition plan and training of Treasury duties: Scott Epley says progress being made.
- Update on Audit: Scott mentioned no update on this.
- Report on QR code stickers - Josh explained problems finding the right paper to print on for sticking on planes without residue. Discussion resulted in agreement to print a QR code on our normal envelopes (slightly larger size). Plus put QR code on the metal box and our sign. Erik will have a QR code ready by next board meeting and mentioned there was a 3.5% processing cost and the board agreed that was acceptable. Mike T mentioned that some Venmo accounts can be discounted for not for profits. Josh, Jeff and Erik will coordinate printing.

**Maintenance update – Pat Hall**

- Irrigation system status, esp around hangars: Pat said it was fixed except for a few heads and something wonky about a controller (??).
- Landscaping service update: Pat mentioned that we have an active contract and Kim Mulloy mentioned that Raphael is mowing every other week except will back off for the winter.
- Workdays restart at 8:30am on Saturday Nov 12<sup>th</sup> before the Board meeting. Metal edging removed. Shack door needs to be removed, sanded, primed painted and re-installed. Erik and Pat to coordinate. Jeff K and Pat also discussed the need to uplevel the existing irrigation backflow valve winterizing – Pat to do.
- Fix shack door lock. Done.
- Bill Kulpa recommended we add some decorative rock to the outside of the pilot shack.

**Social committee / Community relations – Josh Cobb**

- Fall Movie Night. Sat Oct 22<sup>nd</sup> was a success with a similar or slightly higher turnout than the summer. Next one will be spring.
- The Airpark hosted a home school group called “Classical Conversations” on Thurs Oct 3<sup>rd</sup> at the shack and ramp. About 20 kids and 10 adults.
- Board dinner November 16<sup>th</sup> @ 6:30pm. Board members + 1. Verdes Mexican on Hamilton Pool.
- Other: December 8<sup>th</sup>: Chamber visit // December 16 or 17: Kids bday party.
  - For chamber visit: 30 chamber members will have box lunches (paid by chamber) in Josh’s hangar B2 after an intro and tour of the Airpark which starts at 11:10am. Josh will bring Airpark info sheets and economic impact reports for handouts. Phil to attend. Need 2 x umbrella heaters for hangar.
- Erik suggested we post something on social media about the benefit of the Airpark to local community for hospital flights, cancer treatments, 1<sup>st</sup> responders, etc. Josh to do this.

**Airpark safety update – Bill Gunn**

- Discuss install of safety sign, which is sitting in the shack and approved for install (formally, 2x by board). Bill again re-iterated the liability offset the sign provides since our run up areas are technically ON the runway. Sign was installed by Pat same date as this board meeting. Thank you Bill and Pat.

**Old Business**

- Hangars 5 & 6 Updates – Phil Thompson shared the initial plats at the meeting. ZAPCO approved unanimously. Condo 2 HOA docs being prepared. The HOA will pay the Airpark ground lease and include inflation escalators.

Condo 2 HOA will also pay for water and power and landscaping directly... above and beyond what they pay for ground lease.

- Kim made a request that whomever is doing landscaping work, please put some trees in on the landscaping part of the condos to block the view of the hangars from her house.
- Neighbors Bill and Linda Robertson would like to discuss landscaping with the developer also.
- Mike Torbett asked for a copy of Condo 2 HOA agreement and the ground lease
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- **Committee Chair Progress Updates**
  - **10 Year Capital Plan Committee** Mike and team to provide an update.
    - A lot of discussion by Mike and Board about Alpha paving and very high estimates for linear crack sealing as well as Alpha quoting very short # of years until they think the entire runway needs to be repaved. Some in mtg said it seems biased to Alpha to do all this to make more \$\$.
    - Phil T: Crack sealing needs to happen again soon.
    - Bill Gunn to get an assessment from an expert outside of Alpha Paving - Bill
    - Pat Hall asked: instead of entire runway, could they repave it in sections? Mike T said they cannot do it that way.
    - Alpha apparently says we need 111K linear feet of crack sealing but this seems wrong. Mike T to clarify - Mike
    - Mike T suggested we do an annual crack survey to start measuring degradation over time
    - In 2021 Alpha charged \$6700 for 9,700 linear feet of crack sealing (\$0.69 per foot). // In 2019 they charged us \$14K for crack sealing. Pat and Mike to work together to get a new linear sealing estimate – Pat & Mike
  - **Revenue Enhancement Committee** Erik and team to provide an update.
    - Model done but needs input from Capital Plan committee
  - **Condo hangar lease review Committee** Neil and team to provide an update.
    - Jeff Klaas said that Niels is re-typing the condo lease agreement and will send soon to the board.
  - **Bylaws review Committee** Bill and team to provide an update.
    - Bill Kulpa says we are getting close.
    - Pat Hall asked why we need certificates physically issued to members and Bill mentioned it may be required by state regs and he is looking into that. Erik M. ask said we need to ensure that it's not a statutory requirement.

## New Business

- Condo 1 landscaping costs (mowing, edging, weeding).
  - Scott Epley made a motion and it was pass unanimously, to pay \$3200 for the landscaping repair costs around Condo 1 lawn area and use these funds to reimburse condo 1 HOA.
- Condo 1 maintenance of the irrigation system (broken sprinklers, controller, valves, pipes, leaks, water costs)
  - Board clarified that these items must be paid for by the Condo 1 HOA, not the airpark, moving forward.
- Texas Commission on Environmental Quality / Multi-Sector General Permit Sampling Reminder
- Other TCEQ / regulatory items that may need discussion
  - Pat Hall mentioned that he changed our TCEQ status on their web site to “non-emitting”
- Can an update be provided on the “go fund me” funds that many of us donated to help protect the airpark?  
\*What was the final amount? Erik: \$19,663  
\*Was any spent toward actually protecting the airpark? Erik: yes, Board approved \$10K for engagement with attorneys (1x litigator and 1x land use) // the land use attorney reimbursed us her unused retainer amount of \$3200 this month... so we spent \$6800 on attorneys during peak attack by Mayor/city. // Other funds (about \$4000K have been spent on goodwill activities for the airpark (4<sup>th</sup> of July parade, movie nights, balsa wood airplanes, etc.). //
- \*If the need has passed for “immediate action” Can the folks who donated have input on how those funds be spent? Board: the plan is remaining funds will be allocated via a vote by membership in June.
- \*What are the next steps for those funds? Board: the plan is remaining funds will be allocated via a vote by membership in June.

Meeting adjourned 10:45am