

February 11, 2023

Lakeway Airpark Board Meeting – Proposed Agenda

Meeting called to order at 9:30am – Phil Thompson, President

Board Members Present: Phil Thompson (phone) Pat Hall Erik Mulloy Scott Epley
Mike Torbett Josh Cobb

Quorum Reached

Members/Attendees Present: Sam Lynch Steve Smith Mike Collier Doug Beckham
Gerry Ward Terry Priestap Kimberly Mulloy Bill Henderson Ed Grapski
Bill Kulpa Jeremy Nolan Brian Whitten Chuck Scott

Secretaries report – Josh Cobb

- The February 11th 2023 meeting agenda to be presented and approved by the Board.
- The January 14th 2023 meeting minutes to be presented and approved by the Board.

Financial report – Scott Epley

- Report on finances was given by Scott.
 - Mike Torbett requested the annual report to be sent to the Board - Erik
- Update on Audit: can't find a company that will do this small of an outfit because their fees to do the audit don't cover their insurance costs. Pat proposed that we do a review of the books between today and the next Board meeting – Scott & Erik
- Report on QR code stickers – Josh prints and posts. Josh gets to Jeff K for printing on envelope - Josh

Maintenance update – Pat Hall

- Workday items list: FOD walk on runway, nothing found.
- Fuel tank sump pump replaced and working fine.
- Sign done for "Hot Refueling" with QR code that link to our home page.
- Travel Tech breaking sprinkler heads. Josh to reach Travel Tech via email and copy Ed about no turns except down on south dirt.

Social committee / Community relations – Josh Cobb

- Movie Night: March 25th, 6:30pm // Movie starts at 7pm // Need helpers
- 1st Open House and Pancake Breakfast April 1st, 8am to Noon // Need helpers at 7am
 - Griddles & Food helpers // Jesse Beckett
 - Kim Mulloy to check on HEB coming to cook - Kim
 - Tables and chairs // extra rental - Josh
 - 2 x pop up tents // face paint and balloon animals maker - Josh
 - Safety people
- Neighbor engagement: review draft handout created by Josh

Airpark safety update – Bill Gunn

- Review any safety items
- Discuss RWY 16 as a calm wind RWY. Pros and Cons. Erik to check with Neils but Board discussion leaning to RWY 16 //

Old Business

- Hangars 5 & 6 Updates – Phil Thompson gave an update.
 - Attny Taub assigned to an attny in his office and Monday 10am appt (Feb 13) to review the ground lease for finalization.
 - Silt fence going up soon.
 - Member Gerry Ward asked if there was a wait list for the new hangar bays.
- Sprinkler invoices for the Condo 1 association.
- Committee Chair Progress Updates
 - **10 Year Capital Plan Committee** Mike and team to provide an update. Inspection report not done by this meeting due to ice weather storm. Shooting for next meeting.

- **Revenue Enhancement Committee** Erik and team to provide an update.
- **Condo hangar lease review Committee** Neil and team to provide an update. Phil says that he would like to use the Condo 2 lease as a guide for Condo 1 renewal.
- **Bylaws review Committee** Bill and team to provide an update. Long discussion ensued with entire Board and Bill Kulpa, with visiting members/guests present. Reviewed the latest draft of the Bylaws.
 - Apply “Runway Access Agreement” contract to both the hangar occupants/owners and annual tie down.
 - Page 4, Article III >> need to clarify the transition voting rights from current rights to new rights and clarify the language. Phil to talk with Jeff Klaas and Attny – Phil T
 - Mike T suggesting that a 7th section be added to Article III and it would address the removal of a director. He would like a removal director guidance/mechanism. – Bill K
 - Mike T. suggest a separate “Code of Ethics” for the Airpark, separate from the Bylaws.
 - Clean up c(3) language vs c(4)
 - Article X, Mike T suggests keeping fees structures out of the document. Erik M agrees. Board agrees to remove this and reference it out to a fee structure.

New Business

- Twilight “violation” which didn’t happen but that the mayor thinks did happen. – a discussion ensued.