

FLAPPINGS

Newsletter of the Hicks Airfield Pilots Association

100 Aviator Drive, Fort Worth, TX 76179

Volume 19, Number 8, August, 2004



AFRICA ON A SHOESTRING

Bill Guy (Hangar # 505) didn't fly his Navion there but it was still an adventure.

In This Issue:

- Editorial Policy - 2
- President's Report - 3
- View from Back Row of BOD - 4
- Cover Story - 5
- August BOD Meeting Agenda - 6
- View from Back of Bus - 6
- Directory Form - 7
- Jan, Feb & Mar Minutes - 9-11
- Advertisements - 12-13
- HAPA Calendar - 14

HICKS AIRFIELD PILOTS ASSOCIATION

BOARD OF DIRECTORS

PRESIDENT:

Jim Yule (2005) 817-439-3071
146 Aviator Drive
president@hicksairport.com

VICE PRESIDENT:

John Unangst (2005) 817-300-6670
363 Aviator Drive
vicepresident@hicksairport.com

TREASURER and SECRETARY:

West Sanders (2005) 817-658-8637
216 Aviator Drive
treasurer@hicksairport.com

BOARD MEMBERS:

Barbie Brunson (2004) 817-439-1041
171 Aviator Drive
concho@mesh.net

David Henson (2004) 817-439-3740
637 Aviator Drive
david.c.henson@swpc.siemens.com

Mary Reddick (2004) 817-439-0234
593 Aviator Drive
mmreddick@peoplepc.com

Bob Samson (2004) 817-439-0700
526 Aviator Drive
rsamson@aogreaction.com

COMMITTEE CHAIRS

ARCHITECTURAL:

Section 1 **Jim Yule** 817-439-3071
arch1@hicksairport.com

Sections 2 & 3 **Don Davis** 817-439-1040
dld@airmail.net

GROUND & MAINTENANCE:

Chair **Bryan Martin** 817-577-4866
maintenance@hicksairport.com

NEWSLETTER:

Editors **Bob Avery** 817-439-8400
Don Browning 817-439-3240
patopiloto@earthlink.net

SAFETY:

Chair **Darrin Wargacki** 817-489-4105
rj-pilot@comcast.net 817-966-8409

WELCOMING:

Chair **Carol Morris** 817-439-4545
welcome@hicksairport.com

PROPERTY MANAGER

PRINCIPAL MANAGEMENT GROUP: 817-451-7300
Leslie Newton Ext. 205

FLADDINGS is the official publication of the Hicks Airfield Pilots Association.

MEETING NOTICE

Board of Directors Meeting

7:00 p.m.

Thursday, August 12, 2004

@ Bob Avery's Hangar # 111



FLADDINGS

Editorial Policy

The deadline for submission of letters, articles, minutes, and reports will be the **15th of the month**. This should provide sufficient time to lay out, print, and mail the newsletter so that it can be received by the first of the following month. Please provide input in MS WORD format, if possible.

If you are a member and not receiving **FLADDINGS** in the mail and wish to, then email **Don Browning** at patopiloto@earthlink.net so that he can correct, or add, your address to the database. In the meantime, you may pick up one copy at Avery Tools, Hangar # 411 while they last.

LETTERS TO THE EDITORS: Space will be provided for letters to the editors. Letters will be printed as submitted with the exception of profanity. Letters must include the author's name and hangar number. Unsigned letters will not be accepted. All letters received over email will be verified, and must include the author's name and telephone number. The author's name will appear with the letter. Statements of fact and opinion in letters to the editors, editorials, and commentaries are the responsibility of the author alone and do not necessarily reflect the opinion of the **FLADDINGS** editors, HAPA members or the HAPA Board of Directors.

President's Report

By **Jim Yule**, HAPA President

On July 6th, I had a total hip replacement, which did not allow me to attend the July 12th BOD meeting. Just as I was getting ready to dive back into the HAPA beehive, my hard disk crashed and of course I did not have backups. Talk about some suffering added to some very real physical pain! My frustration level is at about a zillion. I'm still in the process of trying to get back to normal, but I apologize if I have not answered your emails. In addition, if you sent me email after about July 5th, please re-send them. This is especially true with the Septic Group information.

The airport is moving forward as everyone can see. We have the three north end gates operational, the septic maintenance and repair plan is moving forward and we have begun some of the much needed repairs to our taxiways. All of this is good news.

What I am most encouraged about is the fact more and more folks are becoming involved. The most undeniable fact is if we don't become involved with our airport, the airport will not survive.

I decided to run for the Board last fall because of the way the License Fee was decided. However, I did not seek out the position as HAPA President. All HAPA officers serve at the pleasure of the entire Board. I've been told we were elected as the officers in an emotional reaction to the election. Simply put, we were elected as the officers based on spite and the desire to have us fail. If you have been following the differing opinions this year, you know certain board members (and certain members) criticize everything John, West or I do. These individuals do "drive by shootings" designed to stop the organization from becoming more democratic, to stop us from having standard operating procedures (or any procedures), to stop any type of financial accounting. These individuals take a "shot" at anyone who would help the airport in the hopes of driving those who would help away. These individuals have done nothing positive for the airport since we've been elected. Despite their efforts to undermine us, we have not failed and the AIRFIELD is clearly moving ahead. I want to sincerely thank those members who want Hicks to thrive.

I want to be very clear as to my most important objective: Member involvement, member input and member consensus. The Board works for the members. I strongly believe when we have boards that actively seek member involvement and when we achieve the culture where the members think what is best for Hicks before what is best for "me", then Hicks will be a First Class Airfield.

Parliamentarian

I believe everyone should be given the opportunity to voice his or her opinion at our meetings without interruption. Due to numerous interruptions from one or two members, I (with the advice from **Carol Morris**) asked Ms. **Charli Lamb** to be my Parliamentarian. The past few months (July was the exception) have been excellent with everyone being able to speak his or her mind in an orderly manner. The advice Charli Lamb has given me has cost HAPA nothing. I want to be clear; Charli Lamb is the President's advisor on matters concerning Roberts Rules of Order and will continue to be my parliamentarian, so long as she is willing.

North End Gates

The gates are working exactly as planned; our through traffic has been cut dramatically. We are still working out the "bugs" but we have had very few complaints. However we have had two gates sabotaged. Someone has forced the arms upward, which resulted in sheer pins sheering. This can only happen when someone deliberately pushes the control arm up using considerable pressure. The gates themselves do not create a strong enough force to shear a pin. Please keep an eye on them and let's catch whoever is damaging our property. Remember you can get a remote from any Board Member.

Septic Groups

The July 15th deadline has come and gone. I've received many responses and will develop a file for each group, based on what they decided. If you sent me an email concerning this after July 5th, please re-send it as my computer crashed. Compiling all the information for the 20 plus groups is a slow process. I will send each group another letter complete with their response as soon as I can.

Election Committee

When I evaluated areas where HAPA needed more planning, the election process (or lack there of) came to mind. Our CCR's require a very specific time frame for our annual election. Using some FORESIGHT, I established this committee hoping to ensure everyone knows the time frame and our procedures for the upcoming election. When, after several months, no one stepped forward to chair this committee I volunteered. I will be getting with PMG and we will publish the election process and deadlines. The Election Committee is not a Nomination Committee. **Mike Reddick** has volunteered to Chair a Nomination Committee and I look forward to working with him. If anyone would like to run for a Board Position, you may email the Secretary and Mike Reddick.

Attorney and Management Group Relations

It seems I have made the HAPA attorney and our Principal Management Group agent angry. I understand some on the Board think I am too demanding or too blunt. We are paying for certain services and I demand responses. If they don't provide the necessary information I press the issue. I don't have time to beat round the bush, to plead or beg for information. They work for us and they need to do their job.

Neither **John Unangst** nor myself have been able to get the "HAPA" attorney to respond to our inquiries. I have sent her many faxes, beginning in January, requesting her written opinion on various topics. She has not responded in writing to any of my requests, except very recently when I asked for disclosure information. Meanwhile, **Barbie Brunson** asked her for an opinion concerning fuel sales and within a couple of weeks, I receive a two-page explanation. This fuel sales issue is a 2003 Board action. The "HAPA" attorney's lack of response to your Organization's President and Vice President while quickly responding to other Board Members request is alarming.

The management Group's agent is probably angry at me because I have pointed out several areas where her actions were not in compliance with our CCR's. In addition I want to know what PMG charges our members for various services. I am also very dissatisfied with their accounting, as their reports are so difficult to read the agent could not explain it at the

President's Report

By **Jim Yule**, HAPA President
Continued from page 3

June meeting. I also wanted to know what they wanted to charge us for our next contract that begins September 4th. I ask the questions and demand answers.

By the way, PMG has set the 2004 – 2005 management fee at \$899.00 per month, up from about \$500 now. The board voted to accept that increase without any negotiations or discussions with their senior management. I believe they needed an increase, but an 80% increase in the management fee without any explanation or discussions is no way for us to do business.

In general, several board members want to give the Management Group a blanket approval to do as they see fit at the airport. I do not agree with this approach as I feel the Board needs to make the decisions and tell the management group what to do. My position is they work for us, we do not work for them.

CCR Violations and Fines

The Board approved to allow the Management Group the ability to fine members, without a specific Board vote. PMG will follow set procedures and you will have a set time to correct the problem or appeal the infraction directly to the Board. This is a heavy handed approach which I do not like, however the softer approach (warning letters only) has not worked that well, so this approach may be needed.

The Vision

From my vantage point as your President, I believe we are not prepared to efficiently spend the license fee income (\$130,000 or so per year for three years). We are disorganized and certain board members are doing everything they can to see we stay disorganized. I am very, very concerned that we do not have a master plan that would prioritize our many repairs. I am very, very concerned we do not have the oversight needed to prevent shoddy work. I am very, very concerned we do not have the financial controls and audit ability needed for the upcoming projects. I want to hire a firm to establish such a plan and to provide oversight. Principal Management Group cannot do this. If we are going to spend a couple of million dollars on this airport over the next ten to twenty years, we need to invest in an overall plan. Thus far my opinion has fallen on deaf ears. If we continue on our present course we will spend the money, but I predict our final product will be a hodge-podge. I could be wrong, maybe by some magic things will come together.

“I have not failed. I've just found 10,000 ways that won't work.”

-- Thomas Alva Edison



Photo taken and provided by **Bryan Martin**, Hangar # 567.

The View From The Back Row Of The BOD

By **Bob Samson**, HAPA Board Member

Appraisals of the HAPA 2004 Officers of the BOD

We're halfway through the 1st year under the direction of the new BOD officers. It's time to appraise their leadership abilities as demonstrated so far. Here's a lighthearted humorous review of the men in charge.

Some people take HAPA politics way too seriously. I'm hoping this silly review (stolen from an email joke being passed around) will help HAPA members retain their sense of humor. Enjoy.

This is tongue in cheek, people. Despite our many disagreements, I really admire their enthusiasm and energy level. I don't like four hour BOD meetings with minimal accomplishments and repetitive agendas. And I'm amused by the "On-The-Job-Training" that's taking place, with a parliamentarian as an assistant to help no less. But I do admire their fortitude and willingness to serve.

1. Since the 2004 elections, this officer has hit rock bottom and has started digging.
2. HAPA members would follow him anywhere, but only out of morbid curiosity.
3. He sets low personal standards and then constantly fails to achieve them.
4. This officer should not be allowed to breed.
5. This officer has delusions of adequacy.
6. This officer is really not so much a has been, but more of a definite won't be.
7. When he opens his mouth, it seems it's only to change feet.
8. This officer is depriving a village somewhere of an idiot.
9. This officer has a knack for making strangers immediately.
10. He brings joy to others ... when he leaves the room.
11. He doesn't have ulcers, but he's a carrier.
12. When this officer's IQ reaches 50, he should sell.
13. If you see two officers talking and one looks bored - he's the other one. (Definitely my favorite)
14. A gross ignoramus - 144 times worse than an ordinary ignoramus.

Africa on a Shoestring

By **Bill Guy**, Hangar # 505

May 3-17 was the date we scheduled our South African Safari after buying the trip at auction last fall at a Ducks Unlimited banquet. The trip was for four but we invited another couple to join us on the adventure of the year for us. The six in the group were **Bill and Carole Guy, Alex and Debbie Joiner, and Charles and Linda Bratton**. Alex was the former Chairman of the DU Chapter and an avid hunter. Charles retired from Delta Airlines after 30 plus years and his wife Linda enjoys hunting. Carole and Debbie were our escorts and photographers responsible for documenting our trip. We repositioned our group in Atlanta in advance of our 10:30am departure from Atlanta to Johannesburg, South Africa. The departure was on a South African Airways Airbus A300-600 which seats 339 passengers plus a crew of about 15. Only 39 or so of those traveling were able to sit in business class on the 14 ½ hour leg cramping flight. We decided not to take our private weapons on the trip because we wanted to avoid any hassles with security. We would just rent weapons from the outfitter for \$20 per day. Upon arrival we were met by our camp guide who would take us to the base camp 2 ½ hours north of Johannesburg. Three other groups going to the same hunting lodge were on the same flight. Unfortunately one group was a photo team for the Outdoor Life Network. Since all groups were sharing the transportation to the lodge we had to wait for all to clear immigration and customs. We were through customs and immigration in 15 minutes but we waited over 2 ½ hours for the photo group and other hunters to clear weapons and photo equipment through customs.

We were off to the lodge located near Vallwater in the Northern Province of South Africa. We arrived about 1pm, had lunch and unpacked, then boarded the Toyota Land Rover for our first afternoon of hunting and exploring the bush. It did not take long to begin seeing animals on the 15,000 acre ranch.

We had a very experienced and capable guide (the formal training for their Professional Hunter License takes 3 years) and his fiancée was our driver. She was also a licensed PH. The terrain was rolling hills and grassy plains with areas of dense Eucalyptus trees and undergrowth. We hunted twice each day, leaving camp at 6am and returning about 11am for lunch, then departing about 3pm for a hunt until dark. The evening of the second day I was able to take a Red Hartebeest just before dark. Alex had taken a Blesbuck earlier in the day.

After 3 days of hunting we took a three day break and traveled to Kruger National Park. We stopped enroute at a Tea Plantation for lunch and to view the thousands of acres of pekoe tea being raised there. There is a village of natives who live on the plantation and hand pick the individual leaves about every 7-12 days in each area of the plantation. It was a

beautiful setting.

Kruger is probably the most famous game preserve in Africa. It is home for over 200,000 Impalas. I was told to stop taking pictures of them because I had a picture of each one. I had to call them Chevys after a while, everyone was tired of my saying Impala when I saw one or more. We saw giraffe, elephants, cape buffalo, hyena, black mamba snake, clip Springer, hippos, rhinos, eland, kudu, hartebeest, baboons and many other African creatures except lion and leopard. We stayed at lodges in the park each evening. Tourists are required to be in the compound park lodges at 6pm each evening and cannot leave until 6am because most of the dangerous animals hunt at night and pose a danger in the park. The lodges were located on a high bluff overlooking the river. From our vantage point we could see the park animals below in the river. The heads of giraffes could be seen towering above the trees two miles away. Hippos lay in the pools of the river and the crocodiles lay in wait for an easy meal. Just before dark the plains animals came out of the brush in large numbers to graze on the lush greenery along the river. It was a fascinating and relaxing way to watch the game in the park. One of the interesting exhibits was Elephant Hall where the story of the elephants was told in some detail.

Enough of that leisurely sightseeing, back to the hunt. We returned to our routine of hunting twice a day and were rewarded with some nice animals. One of the most impressive events I witnessed during the hunt was the effort to retrieve



any animal wounded by a hunter. If you shot at an animal and wounded it, you were required to pay for the animal. Every animal was priced differently and you paid for what you shot. That is why we did not shoot a \$25,000 lion or a \$50,000 elephant. You could dart a Rhino for \$9500, after the darting you had your picture made and 20 minutes later the Rhino walked away. A Wildebeest wounded by Alex was tracked by a native tracker for 6 hours after he

found the first spot of blood about a quarter of a mile away from the place he was shot. Alex harvested two Blesbuck and an Impala, Linda took a Blesbuck and a Zebra, and I selected a Wildebeest, Red Hartebeest, and a Gems buck for my wall. All are being mounted and will arrive in the U.S. in 12-18 months. I wonder how they will look hanging next to my Navion in the hangar.

The hunting is not for everyone but we had an enjoyable trip. The game is well managed and quotas are set each season to manage the animal counts on the ranches. All meat is eaten or sold in the local market. About 30 natives lived and worked in the processing plant on the ranch we hunted. Nothing is wasted.

The trip back home was long and tiring, 21 hours on the same airplane with three stops for fuel and additional passengers, no leaving the aircraft. We departed Johannesburg and landed at Cape Town, Isle of Sol, and Atlanta. A plane change and then on to DFW. My advice, fly first class.



HAPA Board of Directors Meeting Thursday, August 12, 2004 - 7 p.m. Bob Avery's Hangar # 111

Tentative Agenda

(The final agenda will be posted at the mailboxes at least a week prior to the meeting.)

- 1) Roll call and proxy information
- 2) Proof of notification of meeting within 5 days - date and time published in **FLAPPINGS**
- 3) Minutes - West Sanders
- 4) Financial report - West Sanders, PMG, and JSB accounts
- 5) Committee reports
 - a) Grounds and Maintenance - **Bryan Martin**, Chair
 - b) Architectural
 - Section 1 - **Jim Yule**, Chair
 - Section 2 & 3 - **Don Davis**, ChairLetter of intent for use of new hangars
 - c) Safety - **Darrin Wargacki**, Chair
 - d) Newsletter - **Bob Avery & Don Browning**
 - e) Welcoming - **Carol Morris**, Chair
 - New members
 - New directories
 - f) Septic committee - **Jim Yule**, Chair
 - g) Airport Safety and Security
 - h) Nominating committee - **Mike Reddick**
- 6) Prior business
 - a) Election procedures
 - b) North side fence and gate status - **John Unangst**
 - c) Management company discussion - Charges
 - d) CCR violations and enforcement
 - e) Assessment billing and updating of records - Update from PMG
 - f) 2004 directory - **Alan Sanderson**
 - g) Taxiway repairs
 - 1) Plan for repairs
 - 2) Charge for committee
 - h) Storage of HAPA equipment - Tables & chairs - **Bob Avery**

- 7) New business
 - a) Christmas party - Location & Point of Contact
 - b) Fall cleanup - Chairman
- 8) Discussion items - (non action) to be announced
- 9) Adjournment

Letter to the Editors



View from the Back of the Bus

I think the North gates are about as good a solution as we're going to get, providing limited access to property that is open to the public and I really doubt that Mr. Unangst made a financial killing on their installation.

Although county officials aren't "peeping" now - they may well begin to "peep" in the near future as home construction in the area continues and roads are eventually improved and widened. We just can't assume that we will be able to use county property forever.

I don't expect HAPA to provide security for me and my junk. I rely on the majesty of the law, the forbearance of my fellow man, and insurance. Besides, it seems to me that all the misfits, malcontents, and undesirables, including myself, are already in here - so who's left to keep out?

John Thomas
Hangar # 244
817-308-6606

Directory Deadline



Hey, property owners! If you have not already done so, it is time to fill in your **Personal Data Form** and send it to either Doctor **Alan Sanderson** (Hangar # 506, hangar = 817-439-3749, email = jalansan@flash.net) or **Principal Management Group** (fax = 817-654-1717, email = pmgfw@principal-mgmt.com). If you misplaced it, or lost it, or didn't even get one, that is not a problem. There is a reasonable facsimile of one on the next page of the newsletter. Fill it in and send it before August 16, 2004, which is the deadline.

Personal Data Form for Hicks Airfield Use Only

Personal Information

Full Name

Spouse's Name

Co-Owner

Home Address

Home Phone

Cellular Phone (husband)

Cellular Phone (wife)

Home Fax

Home Email Addresses

Aircraft Type

Aircraft N Number

Business Information

Company (husband)

Phone

Email

Company (wife)

Phone

Email

Emergency Information

Contact's Name

Address

Phone

Renter Information

Name

Phone

Aircraft Type

Aircraft N Number

!!!!!! YOU CAN WIN THIS CAR !!!!!

\$100 \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$100 \$100



B-36 PEACEMAKER MUSEUM, INC.

AND

MAC CHURCHILL ACURA

OFFER A CHANCE TO WIN A

2004 ACURA TL, (MSRP \$33,195) 270HP, 4-DR. SEDAN

to benefit the establishment of a Fort Worth Aviation Museum.

Winner may choose from several colors. Does not include GPS.

Must be 18 years of age or older to participate. Tickets offered to all qualified individuals, members of organization included. Winner responsible for TT&L and any other expenses. Vehicle delivered at MAC CHURCHILL ACURA, Fort Worth, Texas. Overall odds of winning 1:1000. Donation \$100 per ticket. Drawing will be held September 20, 2004. Need not be present to win. Ticket donations are tax deductible. Phone orders: (817) 441-7068. Mail order tickets available, mail check to:

B-36 Peacemaker Museum, Inc.,
Auto Raffle, 141 Aviator Dr.,
Fort Worth, TX 76179



[HTTP://www.B-36peacemakermuseum.org](http://www.B-36peacemakermuseum.org)

HAPA Board of Directors Meeting

January 8, 2004

Corrected Minutes

Meeting was called to order at 7:00 p.m. at Carol Morris' Hangar # 729.

Board members present: Jim Yule, Bob Samson, John Unangst, West Sanders, Mary Reddick, Barbie Brunson

Board member absent: David Henson

President Jim Yule called the executive session to order with a roll call and introduction of HAPA Board of Directors.

2003 Secretary Barbie Brunson read the unofficial November minutes. (No minutes for December meeting.)

Dates, times and places of future meetings were discussed. Goal is to hold Board of Directors Executive sessions during the second week of each month.

Mary Reddick will keep HAPA mailbox key and collect mail.

West Sanders will check on the cost of Principal Management Group (PMG) storing HAPA records. Will it be better to store them on the airfield after PMG review?

Bob Samson gave December Treasurer Report: \$23,234.33 in Justin State Bank. Discussion was held on where and how much to keep in HAPA account.

Safety Meeting will be 10:00 a.m., Saturday, January 10, 2004 at Rio Concho.

Newsletter Editors Bob Avery and Don Browning want to stick to 15th of month deadline so **FLAPPINGS** will be in mailboxes by the first of the following month. PMG and HAPA will communicate so all new owners and renters, etc. are in the database.

Carol Morris discussed Welcoming Kit contents.

New directory was discussed. Use databases to confirm address!

HAPA website e-mail address was discussed. Bryan Martin was researching this. After much discussion, it was decided to let Mike Reddick look into and report on using other ways.

Committee reports and ideas:

Jim Yule promoted a Capital Improvement Committee.

The Long Range Planning Committee consisting of Nancy Cullen will be expanded. Nancy is nearing completion of five-year plan.

Discussion on Septic, Drainage and Access to Airport Committees was held.

Jim Yule again stressed committees will have guidelines and deadlines. No lingering studies. Workshops on these issues were recommended to get general membership input.

Mike Heberling discussed previous instrument approach finding.

Previous business:

John Unangst will chair North End Gate and Fence Committee. He will report at February meeting. Further discussion on North end tabled.

PMG and CCR enforcement discussion with emphasis on what information HAPA can release to members. There was a unanimous vote to follow through with fine of one member.

Carol Burns will send previous personal information guidelines used by last BOD.

Assessment contact at PMG is Mr. Jimmy Hooper, 214-368-4030.

John Unangst made the motion for any documented costs of check retrieval to prove compliance will be paid by HAPA. West Sanders seconded. Mary Reddick was the only "No" vote. Motion passed. Discussion showed there were many great points on both sides of this issue. Comment: After 2004 assessments, if Principal Management Group makes a mistake that results in bank charges for check retrieval, PMG will be responsible for those bank fees.

A Septic Concern Meeting will be held at Jim Yule's hangar #146 on Thursday, January 15 at 7 p.m. There are checks being held for septic repairs and fund.

License Fee was discussed. West Sanders made the motion to rescind until wording and execution could be made correct. West Sanders and John Unangst voted for rescinding. Bob Samson, Mary Reddick, and Barbie Brunson voted to keep fee as is. Motion failed.

Bids on landscaping were discussed. Carol Burns had many points of concern. The issue was tabled

John Unangst will research meeting places.

2004 Directory will be in the works. A release form for included information will be sent out. This might be included in Flappings.

Pres. Jim Yule would like to see a general membership survey to find out concerns and wishes of ALL members.

Pres. Jim Yule asked for an audit. Much discussion was held on this. Several past treasurers feel comfortable with HAPA records at least 5 years back. PMG and the HAPA tax preparer will both be looking over these records in the future. An audit may not be needed so much as a good review by our check and balance system composed of PMG and HAPA Accountant Stewart Crabtree.

Meeting adjourned at 10:18 p.m. Thirty-four members signed in plus six BOD members.

West Sanders, HAPA Secretary

HAPA Board of Directors Meeting

February 12, 2004

Corrected Minutes

President Jim Yule called the executive session to order at 7 p.m. in his hangar #146.

1) Board members present: Jim Yule, Bob Samson, John Unangst, West Sanders, Mary Reddick, Barbie Brunson, David Henson

a. Motion to adopt Robert's Rules of Order/Standard Code of Parliamentary Procedure as our meeting procedures. John Unangst seconded. Motion passed with David Henson voting against it.

b. Bob Samson moved to allow board of director proxies. Barbie Brunson seconded. Jim Yule voted against it.

2) Proof of notification of meeting within 5 days:

Date and time published in **FLAPPINGS** - Usually will be the second Monday to the second Thursday of the month.

3) Minutes of previous meetings:

- a. Mary Reddick presented the 12/19/03 organizational meeting minutes.
- b. West Sanders presented the 01/08/04 minutes.
- c. The 12/19/03 Minutes and the 01/08/04 Minutes were accepted with changes.

4) Committee reports:

- a. Grounds and Maintenance – Bryan Martin, Chairman
Bryan is working on a short in the rotating beacon. Aviator Drive sign is back up. Flowers are pretty.
- b. Architectural – Jim Yule, Chairman
David Henson has someone in mind to be a liaison with Don Davis about combining sections 2 and 3.
- c. Safety – Dan Campbell, Chairman
WINGS – Nancy Cullen would like \$150 to cover expenses on March 27. David Henson made a motion to give \$150 to Nancy Cullen for the March 27 WINGS seminar. The motion was seconded and passed unanimously.
- d. Newsletter – Bob Avery and Don Browning
Recommendation was made to hold to 14 pages and cut back on extra copies. Suggestion was made to provide paper copies only to people who cannot access the website. March may be the last newsletter mailed to the membership. Bob Avery suggested a note asking members if they want a paper copy. David Henson suggested a round table be established.
- e. Welcoming – Carol Morris
Carol is getting information from the water company and other sources. Gave out 5 welcoming packages last month, and gets their names and addresses for the database.

5) Prior business:

- a. North fence - John Unangst contacted 7 people on the north fence. The road will be refinished soon. Tarrant County says no fence on county property. No solution to the fence problem yet. Suggest 3 electric gates to control traffic when the road is constructed at an approximate cost of \$5000 per gate plus \$5000 to install. Liability and agreement to pursue gate options was discussed. No action taken.
- b. Mowing and landscaping bids – Bob Samson moved to accept Jim Usher’s bid (\$235 for the runway and \$100 for the fields) to mow as needed if Jim gets, or has, insurance to satisfy the Board of Directors. Motion passed unanimously.
- c. Principal Management Group discussion
 - i. Need to establish a way to stop the enforcement process. Jim Yule will talk to Leslie about ways to better communicate enforcement actions.
 - ii. Steve Ramsey offered to work with enforcement.
 - iii. Terry Fisher wants resolution now. David Henson moved to relieve Terry Fisher of his fine and suspend the rest for 30 days. Motion passed unanimously.
- d. Communication/website - Mike Reddick reported that he does not believe the previously conceived Yahoo plan will work.
- e. Letter has been sent to our attorney regarding making member information available to members. No reply

has been received.

- f. 2004 directory - Kelly Rosensteil
 - g. Publication of new owners’ information in the newsletter – Carol Morris will ask the new members if they would like to have their information published in **FLADDINGS**.
 - h. Membership survey
 - i. Board workshops and objectives
 - j. Location for HAPA meetings. No action taken.
- 6) New business:
- a. Spring clean up – May 22, 2004 with a note in April and May **FLADDINGS** for volunteers. Invite neighbors. Need committee chairperson.
 - b. Discussion and Board support for committees
 - i. Septic committee
 - ii. Resolution committee – go straight to Board of Directors.
 - iii. Social committee
 - iv. Election committee – Principal Management Group will assist the HAPA Election Committee and mail the ballots.
 - v. Airport Safety/Security committee – similar to neighborhood watch.
 - vi. Capital Improvement committee
 1. Runway and taxiway
 2. Long range drainage and septic
 3. Strategic planning
 - vii. Inter-Association Coordination committee – John Austin, chairman. Need someone to back John up and help with working with other associations and the City Of Fort Worth.
 - viii. Legal committee will be advisory only and appointed by HAPA president (preferably licensed attorneys that own property on Hicks Airfield)/.
 - c. Community relations – David Henson
 - i. Areas in need of repair in near future
 - ii. Funding options of such repairs
 - iii. Limiting truck size and load on the taxiways with prior consent
 - iv. Need to tar the cracks on the asphalt so potholes don’t open.
 - d. License fee review – John Unangst
John Unangst made a motion that he later withdrew regarding the entire HAPA membership voting on the license fee. Bob Samson wanted to know why we were discussing this again. David Henson said we need to get a better or alternate proposal. Mary Reddick, David Henson, Carol Burns, and Alan Sanderson said that Annette Lloyd was the previous legal counsel on this. David Henson said that he has not received any calls to rescind the license fees.
 - e. CCR enforcement – Executive session on 12/16/03 approved sending a letter by our attorney.
 - f. Suggestion to place signs stating “Private road. No through traffic.” at the entrances, and possibly the gates.
 - g. Added blocking of taxiing aircraft due to parking on taxiway.
- 7) Meeting adjourned at 10:45 p.m.

West Sanders, HAPA Secretary

HAPA Board of Directors Meeting

March 10, 2004

Corrected Minutes

President Jim Yule called the meeting to order at 7:05 p.m.

- 1) Members present: Jim Yule, John Unangst, Bob Samson, Mary Reddick, Barbie Brunson, and David Henson. Absent: West Sanders. Guests: Ms. Leslie Newton, Principal Management Group and Ms. Annette Loyd, HAPA Attorney
 - 2) Proof of notice of meeting within five days: published in **FLADDINGS**.
 - 3) Financial report: Leslie Newton gave a verbal financial report.
 - 4) The committee reports were delayed to allow Ms. Loyd to speak and answer questions.
 - a. License fees:
 - i. Article III of the 1985 CCRs mandates a usage-based fee for the runway separate from the yearly assessment called a license fee that can be charged to the members. This is for all members who can use the runway, which all members of HAPA have the option to do.
 - ii. Owners of lots must pay license fees with respect to use of the runway and common areas as adopted by the BOD. The BOD has the final decision and can add or substitute another fee for the license fee as long as they follow the CCRs.
 - iii. It is Ms. Loyd's opinion that it would be difficult for anyone taking HAPA and the BOD to court to win a case unless they could prove the BOD did not act in good faith.
 - iv. Can the board charge a fee for every owner on a square footage basis for runway use including empty lots? The BOD can charge either a set fee or they can set a fee based on square footage.
 - v. The BOD can assess a uniform license fee based on use. The BOD has the power to charge a license fee for every parcel of land.
 - vi. Can this board modify decisions made by previous boards? Yes, but it is difficult to go backwards.
 - b. Releasable information:
 - i. Concerns over privacy with other owners are governed by three things: the CCRs and Bylaws of HAPA, the Texas Nonprofit Act and the Texas Residential Property Act.
 - ii. A roster of the lots, owners and their provided address is open to any member upon their request. A member may verify if a neighbor was assessed, but not if they paid.
 - iii. Can members request a mailing list for political purposes of HAPA or business related to Hicks Airfield? Yes. Name, lots, and mailing address of the member may be requested.
 - iv. Ms. Loyd requested that members talk to the BOD and send questions to her through one person.
 - v. Assessments are liens. Foreclosure can be used to get assessments.
 - c. Ms. Leslie Newton of PMG addressed the BOD. PMG is keeping all of the HAPA records. A fee can be charged for copies.
 - d. Stephen Ramsey volunteered to be the contact person who will verify that a CCR violation has been corrected and is now in compliance with the CCRs.
 - e. PMG is still struggling with the 2003 and earlier records, but expect to have them under control by June.
 - f. David Henson moved to table the committee reports until the April BOD meeting. Motion passed unanimously.
- 5) Prior business:
 - a. Two bids for gates and partial fences were presented to the BOD – one by John Unangst and one by Randy Smith.
 - i. Mike Reddick addressed the BOD about a private entrance not being allowed by the CCRs, but a member might be planning it for a non-aviation business abutting county right-of-way.
 - ii. Ms. Loyd and Ms. Newton will work with John Unangst to get an opinion.
 - b. The ballast is on order for the beacon repair.
 - c. Alan Sanderson volunteered to do the new directory.
 - d. Carol Morris volunteered her hangar for monthly meetings.
 - e. May 22 is spring clean-up. Larry Henson will call for dumpsters, maybe three. Lori and Randy Smith will buy the meat and gather cooks and be a point of contact for the board.
 - f. Dan Campbell resigned as the Aviation Safety Committee chairman.
 - g. Bob Avery provided an estimate from Reliable Paving. He will get another bid from Driveway Maintenance.
 - h. Jerry Stern expressed concern about BOD members also being members of Co-HAPA.
 - i. Mary Reddick moved to give Sunspot a one year contract for mowing HAPA property. Motion carried.
 - 6) New business:
 - a. Jim Yule stated that Ms. Newton told him that previous board members had told her that Jim Yule would destroy HAPA records, so these previous board members decided to store the records with PMG for a fee.
 - b. \$150 per month is being spent to store the HAPA tables and chairs. Bob Parker is willing to store them in his hangar for free, as in the past.
 - c. David Henson moved that if no place could be found to store the sweeper that it should be sold. Motion carried unanimously.
 - d. Concerns were expressed about BOD meeting disruptions by member observers.
 - e. David Henson moved to have the HAPA Christmas party on Saturday, December 4 at 7 p.m. Motion carried.
 - 7) Discussion items:

Larry Henson would like a definition of what can be a storefront business at Hicks Airfield. Ms. Loyd will clarify.
 - 8) Bob Samson moved to adjourn the meeting at 10:40 p.m. Motion carried unanimously.

West Sanders, HAPA Secretary

Advertisements

DON DAVIS REALTY
Contact Jan Lary at 817-439-1040

Runway Frontage For Sale. 170'x 190' deep. Great building site. Max hangar 14,175 ft² (135' wide x 105' deep). \$130,000.

Hangar For Sale. 639 Aviator Drive - 55'x 75'x 24' with 44'x 16' bi-fold door and two 8'x 10' overhead doors. Cabinetry in bay with sink and washer/dryer connection. Efficiency apartment downstairs with stained concrete floor. Study, one bedroom, large bath, large closet with washer/dryer connection upstairs. Must see. \$175,000.

New Hangar For Sale. 914 Aviator Drive - 65'x 50' with 44'x 16' bi-fold door, 10'x 14' overhead door, rough in plumbing, 200 amp service, lights, security system. \$109,000.

Hangar For Sale or Lease. 544 Aviator Drive - Approximately 800 ft², offices, one full bath and two 1/2 baths. Sale \$240,000. Lease \$2000 per month.

Hangar For Sale. 828 Aviator Drive - 70'x 60' with 50'x 16' bi-fold door. \$122,900.

Hangar For Sale. 501 Aviator Drive - 95'x 50' hangar. 4,750 ft² with approximately 1,850 ft² of offices with 44'x 16' bi-fold door and 12'x 14' overhead door. Two 3'x 7' personnel doors into bay. Two security systems: one for offices and one for hangar. 3" insulation, 6 skylights, 3 wall lights, 10 commercial solar reflective windows, 1/4" glass and glass door, 200 amp service, 2 heat and air units, 3 half baths, many amenities. With additional lot behind hangar for parking. \$230,000.

Lot 1-B, Block 1 For Sale. T-Hangar pad site or a large hangar site. This lot is located on the north end of the runway. \$75,000.

Lots For Sale In Section 2 and 3, Blocks 3 and 4.

Offices For Rent. - 501 Aviator Drive.
 \$250 per month per office. Security system. All bills paid.
 Contact **Ginger Curtis** at **1-800-856-4070**.

DURACOAT

High Performance Concrete Coatings
 Commercial - Residential
 P.O. Box 945 - Decatur, TX 76234

Eric Huston **817-368-8885**

Would you like your trash picked up every Wednesday from a trash container appropriate for your needs and that is at your hangar?



Then call **Janet Clayton** at **IESI**.
 Her office phone number is **817-547-9024**.
 Her cell phone number is **817-401-4545**.
 Her email address is jclayton@iesi.com.
 Her FAX number is **817-222-0354**.

\$20 delivers your trash container. Every Wednesday it will be emptied for a charge of \$17 per month.

FOR RENT: Hangar space for rent at Hangar # 503. High or low wing okay. Contact **Darrin Wargacki** at home at **817-789-4105** or on his cell at **817-966-8409**.

FOR RENT: Hangar space for rent at Hangar # 577. High or low wing okay. Contact **Nancy Cullen** at **817-439-1649**.

LUSCOMBE for sale. 8F, low time, recently rebuilt show stopper. Contact **John Cuny** at Hangar # 222 at **817-875-5909** or **817-439-3939**.

REAL ESTATE SERVICES

For all your real estate needs, including: sales, listings, leasing, market analysis, and property management, please contact **Ursula Barber**, Broker, at **817-439-4848** or **817-501-7399** or email at Ursula@BarberRealty.com or just stop by Hangar # 113! Commission discounts to all HAPA members.



Pat Wallace **The Ballpark in Arlington**
Financial Advisor 1000 Ballpark Way, Suite 209
 Arlington, TX 76011

Morgan Stanley toll free 800-733-9457
 telephone 817-265-7755
 direct 817-276-5511
 fax 817-276-5525

Patrick.Wallace@morganstanley.com

Advertisements

CLOSING OUT OPERATIONS!

Engines, cranks, cylinders, all parts. Many cleaned and inspected Lycoming and Continental engine parts. Fixed pitch propellers. Many control surfaces, wings, tools.

1960 PA-23-150, 1982 C-152II, and 2 PA-28-140's.

EVERYTHING GOES!

First advertised to Hicks Airfield by Pro Air-Craft! Most parts located in Hangar # 238. Contact **Lou** at **817-232-8695**.



FOR SALE: Two part poly paint - several colors, high quality, \$20 per gallon. Pro Seal/Semkit - two part injector tubes, several uses, \$10 per kit. Contact **Bill Guy**, Hangar # 505 at **817-306-6264** or **817-937-8977**.

All proceeds go to the B-36 Peacemaker Museum, Inc.

“Wisdom is the reward you get for a lifetime of listening when you'd have preferred to talk.”

-- Doug Larson

T-Hangar For Sale.

Hangar # 332 - \$22,500

Contact **Gerald Kinman** at **817-431-0374**.

FOR SALE: Two part industrial floor paint. \$30 per gallon. Gray and tan available. Call **Greg** at **817-919-6446**.

FOR SALE: Commercial Vertical-Horizontal Band Saw and Air Compressor. Both new in the crate! Make offer for both. Stored at Hangar # 647. Please contact **David Baumgardner** at **817-312-2612** or email at ddintlfoodco@aol.com.

T-Hangars For Sale.

Hangar # 355 - \$26,000.

Hangar # 444 - \$29,000.

Contact **Darren Rhea** at **817-713-8003**.

Hangar For Sale.

155 & 156 Aviator Drive – 70' x 105' hangar w/ apartment, two electric Hi-Fold doors, one overhead garage door with opener, security system, two-story mezzanine with heavy duty trolley hoist, work shop, air compressor with +10 connections throughout, 200 amp service, overhead lights. Two-story apartment has approx. 1,800 SF: two bedrooms, two living areas, full kitchen, washer/dryer connections. Master bedroom includes full bath with Jacuzzi whirlpool tub, separate shower and cedar lined closet. \$275,000. Ursula Barber, Barber & Associates - call 817/439-4848 or Ursula@BarberRealty.com.

CORROSION-X sprayer for rent. With wands and instructional video. \$50 per day plus deposit. Contact **Glen Smith** at Hangar # 742 or call him at **817-267-4735**.



MOWING AT HICKS

Reasonable rates - call anytime.

Jim Usher, Hangar # 410

817-236-7506 or **817-891-2989**

FOR SALE: PARKER LITTER VACUUM

8 HP engine, excellent condition.

Used very little.

Sells new for \$1,900! Asking **\$350**.

Jim Usher, Hangar # 410

817-236-7506 or **817-891-2989**

FOR SALE: CRAFTSMAN LAWN VACUUM

Attaches to rear of your lawn tractor. Needs engine.

Asking **\$50**.

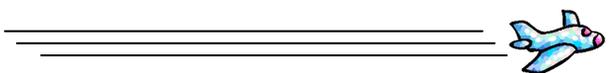
Jim Usher, Hangar # 410

817-236-7506 or **817-891-2989**

Hicks Airfield Calendar of Events

DATE	EVENT	CONTACT
October 9 Saturday	Fall Clean Up & Chili Cook Off Hicks Airfield	
December 4 Saturday	HAPA Christmas Party Hicks Airfield	

Hicks Airfield Pilots Association
100 Aviator Drive
Fort Worth, Texas 76179



PRSR STD
U.S. POSTAGE PAID
FORT WORTH, TEXAS
PERMIT NO. 4081

ADDRESS SERVICE REQUESTED