

FLAPPINGS

**Serving the owners and tenants of
Hicks Airfield, Fort Worth, Texas (Tango 67) October 2021**

In This Issue

Elections

2021 Annual Meeting

President’s Message

Proxy Voting

Meeting Minutes

Response Regarding
September Mailing

Fall Social

Contacts

**Find Flappings online at
t67.org under HAPA Info**

Elections In November, Annual Meeting in December

If you want to become more involved in the governing of Hicks Airport, now is the time to get your resume in to run for the Board of Directors. There are three seats open, each a two year term, that need to be filled. If you want to run, submit your resume by October 31, 23:59 local time to marc@MarcForemanCPA.com or to hapa.sec21@gmail.com. Once resumes are received, they will be published in the November issue of Flappings for your review. Your vote for matters!



The HAPA annual meeting is set for December 11, 2021, from 4 p.m. to 7 p.m. at The Snooty Pig restaurant, 2401 Westport Pkwy, Fort Worth, TX 76177. Please RSVP by November 30th with your choice of the following: 8 oz ribeye, catfish, or chicken fried steak to Diane Dubeansky 918-549-3333 or Colleen Unick 817-821-8340.

President's Message

A View from your HAPA Board President

I want to first thank Mr. Steve Grace for his time and effort and for all the savings he made happen for the benefit of our Association while he was our President. It is sad that he took such an immense amount of abuse from some members here which ultimately cost him his job.

Your entire Board, whether elected by the membership, or elected by your Board of Directors, put a lot of volunteer time in to maintain this airport and keep it running smoothly and as efficiently as possible while maintaining a safe and secure airfield.

I have been the president in past years and unfortunately I still observe a great divide amongst members which is sad considering why I believe we all decided to become property and hangar owners.

One way to lessen this problem is to be involved and active in our association so that you will see firsthand what is going on and why. We have far too few people here doing the majority of the work that this airfield requires. Come to the Board meetings, talk to you Board members, talk with your neighbors, come to our socials and volunteer to do some work. I can guarantee this will make our association and airport a better place.

Speaking of socials, we had a very successful social October 16th with over 70 people attending. The weather was great, the food was delicious, and we had some good fellowship. I want to thank our social volunteers as they did an exceptional job.

We have elections coming upon us very soon with three positions up for filling for 2022. Remember this is a two year term commitment so if you plan to run please make sure you will put the time in for the position. I also want everyone to know that we will be trying to add electronic voting to make it easier for everyone to cast their vote.

Remember the cut off to have your willing-to-serve biographies in for the election is 2359 on October 31st.

When you do review all the willing-to-serve biographies make sure you know what their position is. Some of the people that might be running might not care if this is an airport or remains an airport.

We are currently involved in two lawsuits and have spent far too much money on them. This Board did not get us into any of these lawsuits, however, this Board is doing everything we can to complete and close out these lawsuits for the best outcome for Hick's airfield with the least amount of additional money spent on them.

Again, I find it sad that an elected Board is unable to manage our airfield without someone filing a lawsuit against such management. I can assure you that your Board is looking out for the best interest of our airfield and to keep our liability to a manageable level. Never forget that drivers of cars that are not educated on airport and aircraft operations mixed in with operating aircraft is a recipe for disaster.

Originally posted on the Forum on 9/29/2021

HAPA Members:

I recently have been made aware of the mailing of the September Flappings included a recall mailer regarding the recall of one of our Board members, Mr. Tim Bero.

I want to make the membership aware that this mailer was not an official action of the HAPA Board nor paid for by your dues. The email address owner@hickshangerowners.com and the voting box located on the airfield mailboxes are not affiliated with the HAPA Board.

This mailer was initiated, paid for and done by an individual member. This member decided to do this task due to his attendance and observance at our board meetings. This member also graciously donates his printing and mailing services to mail Flappings to save HAPA money. Unfortunately this recall should not have been included with Flappings since it gave the appearance of being a HAPA Board supported initiative.

Keep in mind that any recall of an elected board member has to come from the membership.

I hope this clears up any misconceptions as your Volunteer Board works hard at trying to maintain this as a safe and secure and well maintained airfield.

Kind Regards,

John Unangst
President HAPA

We are a mixed use airfield now with many businesses and people who are not fliers and we must find a way to operate together safely and without violating anyone's rights. Remember aircraft always have the right of way, pilots cannot tell accurately what their wingtip clearance is, and there is no parking within 30 feet of the taxiway centerline.

This brings me to aircraft operations and safety. There is a wide variety of pilot experience and the way someone flies. We have several new student pilots which is great to see the activity. If you see someone operating their aircraft you feel is in an unsafe manner please attempt to speak with the operator, and if that is not successful or you feel uneasy doing so, please contact one of your Board members and or the airport manager and, as a last resort, then contact the FAA.

I, along with this Board, will continue to operate Hick's as a safe and secure airfield, as efficiently as possible, and keep and maintain open communications.

I look forward to seeing your faces at our next Board meeting and or in the volunteer line up.

John Unangst

President, HAPA

Proxy Voting Manipulation

By Jeff Sheets
HAPA Secretary

Proxy voting isn't a new problem. Former HAPA President Jim Rockwood wrote the following in the President's Corner of Flappings in Aug 2006: "Additionally, I encourage you to revoke your proxy if you signed one and vote your own conscience. If you don't, three people will likely dictate who serves on the next board. That isn't democracy and is not in the best interest of the airfield."

I've never met Jim to my knowledge, but I couldn't agree more with his statement. Proxy voting at Hicks has been manipulated many times since he wrote that article.

Here's a recent example of proxy manipulation: A former board member (let's call him "E") has gathered proxies for years in order to vote for and elect members that he could work with and/or shared his philosophy. This board member was able to elect an individual (let's call him "R") for the 2013-2014 term of office. In that 2-year period, "R" attended only 8 out of 21 board meetings which is 38%. Most of us might consider that an

unacceptably low participation rate. Yet “E” used his proxies again to re-elect “R” for another 2-year term for 2015 -2016. His participation improved only slightly to 9 out of 20 board meetings for a 45% rate. Most of us want our board members to participate at a much higher rate.

At the 2020 election for the 2021-2022 term of office, a write-in candidate received over 100 votes as a result of proxies gathered by two individuals. Should two people determine the make-up of the board? How is that democracy in action? Do not allow this manipulation of our voting system.

So what’s the solution? If you’re not going to vote, or don’t know the candidates, do NOT give away your signed proxy. Instead, check the box in the middle of the proxy form that states:

_____”This proxy is to be used only to establish a quorum at the meeting. No vote is cast for this property. Proxy holder is NOT voting. This property is abstaining from any vote.” Then sign the appropriate section of the proxy form and return it.

HAPA needs 41% of the owners to fill out a ballot or proxy statement for an official election. We need your proxy statements, even if you’re not voting, to meet the quorum requirements for the meeting. HAPA highly encourages you to NOT hand a signed proxy statement without checking the above box as doing so merely means the individual receiving the proxy statement will vote as he or she wants, not what you might want. Don’t allow someone else to vote his or her agenda with your ballot.

When you vote for a Senator, Congressman, or President, you get one vote for each office. You don’t have the ability to allow anyone else to vote for you. You must vote yourself. There are no proxies allowed. At Hicks, proxies are allowed in certain circumstances. You can allow someone else to vote for you....but why would you want to? As former HAPA President Jim Rockwood wrote 15 years ago, “That isn’t democracy and is not in the best interest of the airfield.”

Don’t Drive Past Barricades-This Means You!

Shortly after the main taxiway was resealed, someone disregarded the barricades and drove on it. You can see the result below.



Hicks Airfield Pilots Association October 14, 2021 Board Meeting

Meeting called to order by HAPA Pres. Unangst at 7:02 pm at Hangar 137.

Board Directors present: Jeff Allred, Tim Bero, Tom Boback, Marlin Klotz, Jeff Sheets, John Unangst, Mike Reddick present as HAPA Treasurer & Mary Reddick present as Alt Secretary.
 Attorney David Coker present.
 Directors Absent: Roy Geer

Meeting open to Hicks property owners only.
 Hold your questions until the end of the meeting.

Summary of Closed session of the board:

- Discussed Financial Reports.
- Discussed HAPA rules & restrictions.
 - Discussed HAPA fine structure for infractions of rules/. restrictions.
 - Discussed gate closure times for mediation
 - Discussed Septic issues, illegal taps into septic, and dead cows.

Motion to approve Sept 9 minutes: made by Jeff and Second by John Vote 4-0-1 (Tim abstained).

President's remarks:

- I've been an owner here for 32 years. I've seen the airfield grow from almost nothing to lots of hangars. At times, Hicks has been unified and un-unified. Right now, we're in a transition period. Hicks is an airfield, which means aircraft owners shouldn't be abused, attacked, or having to stop his or her airplane a mile from his hangar for any reason. We all need to live up to that as this is an airfield first. We are a community. We all possess different backgrounds but we need to work together. If your rights are being taken away by somebody else then that somebody else is wrong and needs to change so nobody should lose their rights out here.
- Regarding elections: We're strictly a volunteer organization. Today, we have very few people doing the work for everybody out here. I encourage everyone to volunteer for any position and if you run for the board, be willing to put in the time required of the position. Resumes are due at 2359 local DFW time on Oct 31st if you want to run for the board. Resumes can be sent to: marc@MarcForemanCPA.com or the HAPA Secretary hapa.sec21@gmail.com
- Headway has been made on the South Gate lawsuit. Hopefully, that will lead to a settlement in the next 30 to 60 days so we can eliminate the legal expenses for the South Gate lawsuit. In any settlement, everybody is unhappy as neither side gets everything that they want.
- We want to thank David Coker his pro bono work on the lawsuits for the association. He has saved us numerous thousands of dollars for the work he's done.

Treasurer's Report:

Financial documents will be posted to the HAPA website through the end of Sept. Members can view financial documents after signing into the website. Our management company has sent us the P&L statement and the Balance Sheet which will be posted. We're also working on the budget for next year to be approved at the bod meeting next month.

Security Issues:

The T67 website has a form for reporting security issues if you see an issue on the airfield. We investigate all issues you report, so please use the website. One of HAPA's "Stop Here for Landing Traffic" signs is missing from the south end of the runway. If anyone knows of its location, please contact the board.

Airport Manager's Report:

- The airport is NOTAM closed from sunset to sunrise due to the rotating beacon being turned off, runway edge lights are off, and no runway markings. This is for safety reasons.
- Property owners should keep grass off the taxiways rather than have HAPA volunteers do it. Gravel that appears on property owner's ramps should be swept up and removed. Don't blow it back onto the taxiway as it will just end up on your ramp again.
- TSA will be here next week for a Safety and Risk Assessment for the airport. Their report will be distributed to the Board and made public when available. TSA Issues pertaining to Safety: gate issues, taxiway issues, car issues as examples will be included.
- I'm working two other issues with the FAA that will be good for Hicks but it's too early in the process to discuss.
- Pilot Controlled Lighting may be an issue that could cost HAPA less money over time than the prospect of leaving our runway lights on all night. That issue is being investigated.
- The runway will be closed when our contractor stripes the runway. No specific date yet.
- Due to taxiway closures, please plan your taxi route prior to initiating your taxi to ease your frustration.

Old Business:

Septic Issues:

Some of our septic fields are struggling more than normal for this time of year. We're addressing some of the illegal taps that we've discovered into our septic fields. In addition, we've discussed penalty surcharges for excessive usage of water.

Our neighbor on the farm to the east of Hicks lost 3 cows due to high nitrates. The Tarrant County Health Dept visited Hicks and inspected some of our septic fields. All parties want to solve this issue at the local level.

Motion I hereby make a motion to reimburse Danny Moss for \$3,000 for the loss of three cows. Made by John Second by Jeff Vote 5-0

Runway re-sealing update:

There has been some frustration among owners at the rate of the runway resealing project. Unfortunately, weather has been a problem, and we're dealing with a contractor that has other projects he has to schedule around the county. Progress is being made and it's looking better each day. The product being used, P-631 re-sealer, is a better product than what was used the last time it was resealed.

Motion: We add up to \$20,000 to the budget we've already allocated to crack seal and coal tar areas of taxiway #3 that have eroded. Made by John Second by Tom Vote 5-0

Discussion: This doesn't apply to the entire 3rd taxiway 3 area. It only applies to the degraded concrete areas of taxiway 3. It will keep water from penetrating the concrete, freezing this winter, and then cracking the concrete further.

Thanks to HAPA volunteers that removed grass from the runway and taxiways. This effort consumed several hundred-man hours. Thanks to Steve Grace, Jeff Sheets, Roy Geer, Tom Boback, Mary Reddick, & Mike Reddick.

New Business:

Motion: HAPA, thru Marc Foreman & Associates, to contract with Election Buddy to conduct an electronic election this Dec 2021. Made by Jeff Second by John Vote 5-0

Discussion: The December vote is a community builder. It brings the airport together. Many voters cannot attend the December meeting due to other commitments, but we want their input via their vote. This is the 21st century and it's time to move past paper ballots. It will be another option to vote.

HOA Elections:

Elections are coming up in December. If you have the availability, please consider running for the board. Three positions are open with a 2-year term each.

Candidate resumes are due by 2359 Local time on Oct 31st. Send your resumes to: marc@MarcForemanCPA.com or the HAPA Secretary hapa.sec21@gmail.com.

Legal Status update by Dave Coker:

- South gate mediation occurred on Oct 8th. Due to the mediation, there's not much I can say to you about it.
- North gate: I am limited as to what I can tell you. I've given the board some options. We've done two depositions. As to causes of action available to HAPA to 3rd parties who have chosen to involve themselves into this lawsuit, I am awaiting direction from the board. Options were presented in Executive session to include which 3rd parties could be added, which counterclaims are available, and potential damages.
- Trial is scheduled to begin on Feb 22, 2022. If we amend to add 3rd parties, those 3rd parties can ask for continuance for discovery. If we amend, I'll probably be asking for damages in hundreds of thousands of dollars.
- Could we add a gate to the 3rd taxiway? The gate itself must be placed on private property. No owner on the 3rd taxiway has given us permission to install a gate on his property to date. We have permission from an owner on the 2nd taxiway already. The plaintiff on the north gate lawsuit, when asked what it would take for this lawsuit to go away, is rumored to have replied \$75,000 for legal fees. With that, we don't even know if the gate is opened or remains closed. He doesn't own the gate, the access, nor the taxiway...HAPA owns it.
- I would advise that HAPA create a mediation committee for internal resolution of problems.

HAPA Social: This Saturday, Oct 16, from 1630 to 1830 Lot 701, far east taxiway at the south end.

RSVP to the Social Committee for the food required.

The Annual Meeting will be held on 11 Dec at the Snooty Pig, 2401 Westport Pkwy, Fort Worth, TX 76177 from 4 pm to 7 pm.

Turnout for this meeting: 21 owners attended. Thank you for making the effort to be involved.

Next Board meeting is scheduled for Nov 11th at 7pm, Hangar 137. Bod meetings are typically scheduled on the Second Thursday of the month.

Motion to adjourn: made by Jeff second by John at 8:11 pm. Vote 5-0

Fall Social

It was a beautiful fall day as many gathered for HAPA's Fall Social. On the menu: ribs, brisket, chicken, macaroni and cheese, beans, coleslaw and desert. Catering was by the Patriotic Pig BBQ. Here are a few photos. Editors Note: the desserts were made by HAPA property owners, and the banana pudding was THE BEST!



Contacts (Who to Contact about What)

2021 Officers

John Unangst President
 hapa.prez@gmail.com
 817-300-6670 cell
 817-439-3904 office
 ubangi2000@att.net

Marlin Klotz Vice President
 817-412-8786
 marlin.klotz@kiewit.com

Jeff Sheets Secretary
 817-488-5013
 hapa.sec21@gmail.com

Michael Reddick Treasurer
 817-992-2411
hapa.treas21@gmail.com

Mary Reddick Asst. Secretary
 817-992-2311
 mdr1054@yahoo.com

2021 Board Members

Marlin Klotz 817-412-8786
 marlin.klotz@kiewit.com

Tom Boback 214-929-4833
 tbob17@msn.com

Jeff Sheets 817-488-5013
 hapa.sec21@gmail.com

Jeff Allred 817-371-0681
 512aviator@gmail.com

Tim Bero 503-314-8880
 comp6flyer@gmail.com

John Unangst 817-300-6670 cell
 817-439-3904 office
 ubangi2000@att.net

Roy Geer 817-253-1795
 vgeer@swbell.net

Marc Foreman & Associates

Monica Knesek 817-732-3200 monica@MarcForemanCPA.com

Architectural

Marlin Klotz 817-412-8786 marlin.klotz@kiewit.com

Septic

Tom Boback 214-929-4833 tbob17@msn.com

Newsletter

Lois Kinman 214-493-9068 loisvkinman@yahoo.com

Social

Diane Dubeansky 918-549-3333

Colleen Unick 817-821-8340

South Gate Directory Database

Morry Anderson 817-703-9021 morry.anderson@gmail.com

South Gate Emergency

Marlin Klotz 817-412-8796 marlin.klotz@kiewit.com

Tables & Chairs:

Bill Guy 817-937-8977 williamguy44@att.net

Webmaster

Brock Street 817-779-4664 brockcstreet@gmail.com

Airport Manager

Steve Grace 817-239-2432 hicks.t67.manager@gmail.com

Safety Rules and Regulations

1. Airport access is limited to airport owners, tenants, pilots, and guests. All parties entering the airport who are not owners or pilots must receive safety instructions from the property owner prior to entry. Safety instructions should include, but are not limited to, the rules contained below.
2. Gate codes may be distributed to guests only after a complete safety briefing has been given and an understanding has been expressed by the guest. If gate codes are distributed without associated safety instructions, the offender's code will be removed from the database. The offender will not be entitled to a new code until any associated fines are paid in full.
3. No person or vehicle, other than lawfully operated aircraft, shall enter the runway or runway safety zones. Runway safety zones include the grass areas surrounding the runway.
4. All automobiles must yield to aircraft. Automobiles in the path of an aircraft shall immediately pull off of the taxiway into the nearest apron until the aircraft has passed. If this is not possible, the automobile should turn around and depart the path of the aircraft.
5. The maximum permissible speed is 15 mph throughout the entirety of the property.
6. Taxiways must remain unobstructed within 30 feet of the taxiway centerline.
7. Persons must not approach an aircraft under power. An aircraft which is not under power must not be touched without the consent of the aircraft owner.

HAPA DIRECTORY INFO

The HAPA membership directory is now online. To access the directory, go to www.t67.org and log into your account. From here, you can also manage your privacy settings.

Creating an account gives the board an opportunity to contact you should there be an emergency at your hangar, an ELT signal related to your aircraft, a flight plan that was not closed, or other need for contacting you.

- If you haven't yet provided created an account at www.t67.org, please do! We would like to be able to contact as many **HAPA** members as possible via email.
- This is YOUR newsletter. Please submit articles, pictures, thoughts, etc to the newsletter publisher.
- If you have an issue and would like to address the HAPA BOD during a Board meeting, Please contact the HAPA President to be put on the agenda.
- For South Gate Directory Changes contact Morry Anderson at morry.anderson@gmail.com or login to www.t67.org and choose "Gate Codes".
- For **Emergency** South Gate Issues, call Marlin Klotz at 817-412-8786

Septic Field Information

Check out the info below and see if you are up to speed!

Do's & Don'ts

Do use environmentally friendly liquid detergents for washing machines and dishwashers.

Don't use liquid fabric softener.

Do use dryer sheets.

Don't pour grease into drains. Grease won't break down and will solidify in your system.

Do dispose of it in the garbage as solid waste.

Don't use garbage disposals as a trash can. Garbage disposals are to be used for table food scraps. (ex: No corn husks, paper, meat bones)

Don't wait until the weekend to do the whole weeks' worth of laundry.

Do spread out the laundry over the course of the week, so you don't over work your drain field.

Do use bleach in moderation. Large amounts of chlorine kills the good bacteria needed to maintain a healthy septic system.

Don't flush anything that is not septic safe toilet paper or waste down the toilet. (ex: feminine products and baby wipes)

Do remember, if it's toxic to you... it is also toxic to the septic system.

Don't Flush It

Homeowners wanting to take good care of their septic systems should make note of the following items that should never be flushed down the drain or toilet. These items can overtax or destroy the biological digestion taking place within the system or clog pumps and pipes.

Take care not to flush the following:

- hair combings, coffee grounds, dental floss, disposable diapers, or kitty litter,
- sanitary napkins, tampons, cigarette butts, or condoms, gauze bandages, fat, grease, or oil, paper towels, shop towels and **NEVER** flush chemicals that could contaminate surface and groundwater, such as: paints, varnishes, thinners, waste oils, photographic solutions, or pesticides.