

# FLAPPINGS

**Serving the owners and tenants of  
Hicks Airfield, Fort Worth, Texas (Tango 67) January 2022**

## In This Issue

HAPA Dues

Septic Committee

President's Message

Meeting Minutes

Contacts

## Save The Date!

HAPA's Spring Fling is set for March 19, from 4 pm to 7 pm. It will be held at hangar 729 (Jody Smith's). Right now two food trucks are scheduled, as well as a band or DJ, but the social committee continues to work out the details. This will be a BYOB event. RSVP to Colleen Unick at 817-821-8340 or Diane Dubeansky at 915-549-3333.

**Find Flappings online at [t67.org](http://t67.org) under HAPA Info**

## Where To Send Your HAPA Dues

While the board seeks a CPA firm to replace Mark Foreman & Associates, all invoices and payments for association dues are being handled by Barbara Gaskins. If you receive an email from her from the address HAPATreas22@gmail.com, this is a legitimate communication, not spam. It will have your actual HAPA invoice attached.

Barbara is John Unangst's assistant and is helping during this transition period. Please return all HAPA dues payments to:  
HAPA  
100 Aviator Dr  
Fort Worth, Tx 76179

## Volunteers Needed To Form Septic Committee

During January's board of directors meeting, Septic Committee Chairman Tom Boback gave an extensive briefing on the many issues facing our current cluster septic systems (see the President's Message as well as the Meeting Minutes for more on this). This longstanding issue is not a simple one, nor a quick fix. So the board is asking property owners to weigh in by volunteering for a septic committee in which property owners can have direct input.

The committee will review current challenges, as well as look for short and long term solutions. HAPA worked with Element Systems to review the current state of the septic systems and wrote a report identifying solutions that can be implemented right away as well as in the future. That report has been delivered to Boback.

## President's Message

Dear Hicks Friends, Neighbors and Fellow Members,

"An optimist stays up until midnight to see the New Year in. A pessimist stays up to make sure the old year leaves" certainly seems an appropriate adage befitting the passing of 2021.

In an extraordinary year, I've been grateful for your extraordinary support and fellowship.... thank you. And cheers to new beginnings!

Hopefully 2022 will ring in positive change for us all!

The BOD election was successfully concluded and your fairly elected Board for 2022 has already started working on behalf of the Association.

There are many tasks to accomplish and your new Board is unified in tackling them.

The first Board Meeting of 2022 was held January 13th at Jody Smith's hangar (#729) who graciously donated her hangar space for this and future meetings. Thank you to all who attended either via Zoom or in person.

We are off to a good start taking care of business.

We plan to move our Association bank account to another institution so as to receive more personal service and hopefully receive a bit more interest income on our Savings.

We are interviewing CPA firms to handle our books.

Your Board along with the assistance of the Airport Manager and our members will manage the daily activities and issues at our airfield, saving our association several thousand dollars.

We hope to resolve the two lawsuits we are defending the Association against this year with the aid of our results driven legal counsel, Mr. David Coker, who is still graciously donating his time.

Safety First: Your Board will always strive first and foremost to keep this a safe and secure airfield.

Our airport taxiways and runway are in great shape!

Flying activities continue to grow which is wonderful to see. Always remember this is an airport first and foremost. All surfaces we drive on here at Hicks are taxiways and as such aircraft have the exclusive Right-of-Way. Remember there is to be NO parking of vehicles or other impediments to aircraft within 30 feet of the taxiway centerline.

The cluster septic systems have been an ongoing legacy issue inherited from the developer that has gripped our airfield for decades. This issue continues to exacerbate due to the continued over-use burden placed on these cluster septic systems and septic fields primarily caused by the escalation in hangars/ occupants utilizing these septic systems.

## See Something, Say Something

Dumpster divers were seen recently on the airfield. This is a reminder to report incidents as soon as possible by going to the [t67.org](http://t67.org) website.

Once you have logged into your account you will see the link for "Incidents". To make a report, click on that link. In the drop down menu you can choose from one of the following:

- Aviation Incident
- CCR violation
- ERT Activation
- Overdue Aircraft
- Safety Issue
- Security Concern

Add the date of the incident. Your contact information will be automatically generated through your log in. Write a description of the incident, including location, details of any people involved, and what happened. Add a photo if possible. Once you have completed the write-up, press the "report incident" button.

Once reviewed, the report will be officially logged. The president or airport manager will be notified of new incidents daily. Property owners can only see the incidents they create.

The septic issue is a complex and multi-faceted dilemma. There are approximately 150 hangars that do not hook-up to the cluster septic systems, including about 50 hangars that have their own private septic systems for which the individual hangar owners must pay to service and maintain. The t-hangars have no access to water or septic, yet these hangar owners have long been burdened with a value injustice that must be addressed going forward. Much of their dues goes to the upkeep and repair of the cluster septic systems they are not connected to, thereby providing a substantial financial benefit to those hangar owners who are connected to the cluster septic systems.

The cluster septic systems would likely work as intended if all who are connected to them would maintain usage within the scope of the known system design limitations.

Clearly, the septic issue will not be solved this month, and probably will not be resolved this year. Settling the septic issue will most likely be the single biggest expense this airfield will have to tackle.

However, it only takes one unfortunate event to attract the attention of a controlling governmental oversight agency who could possibly shut down the cluster system septic usage and/or levy significant fines.

We need many more volunteers to man the Septic Committee if we are going to find an appropriate solution to resolve this septic situation equitably.

Resolve to make 2022 the year you engage to be involved as a HAPA volunteer. Help us help you to build a unified and cohesive association that works for the best interests of the membership.

Best wishes for a happy, healthy and prosperous New Year to you and yours!

May you always have fair skies and smooth landings.

In Unity,

John Unangst,  
President, HAPA

## Hicks Airfield Pilots Association Meeting January 13, 2022

Meeting called to order by HAPA Pres. Unangst at 7:06 pm at Hangar 729.

Board Directors present: Marlin Klotz, Jeff Sheets, Jody Smith  
HAPA President John Unangst, Tim Bero, Tom Boback, Roy Geer, David Coker on Zoom call.  
Directors Absent: None

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

Summary of Closed session of the board:

- Late Fees
- Septic issues
- Late fees on specific owner accounts
- Replacement Property Management Company: probably not necessary

**Motion** to approve Nov 11 Board minutes: maker: Jeff and Second: Roy Vote 7-0

**Motion** to approve Dec 15 Organizational minutes: maker: Jeff Second: Marlin Vote 7-0

President's remarks:

We had a very contentious election period, but we had a great turnout. If contentiousness brings out turnout, I'm all for that. I love to see more people involved in the election process and being involved in your association. This was the biggest turnout I have seen in my recent years. I want to thank everybody for being involved. Sometimes elections can be nasty business, but that's just the nature of the business. Hopefully, we get over that and realize we all have to pull together. We all have a common interest in this airfield. We want it to survive, be well maintained and safe and secure. Let's all row together, work together, and be involved.

Treasurer's Report:

Thanks to Mike for all that he did and for the handoff. We still have some people sending payments to Mark Foreman. Please get the word out that HAPA is collecting dues at this time, not Foreman.  
I have not had a chance to research other banks as a replacement for Wells Fargo.

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. Photographs help immensely. Please add photos. Non-residents have been seen "dumpster diving" at various dumpster located around the airfield.

Airport Manager's Report:

I'm still working with the FAA and TSA. The TSA Security Assessment Report has been sent to Pres Unangst. There are quite a few areas that need to be redacted before it's released to the owners. We hope the report will address several problem areas around the airfield.

Secretary's Report:

I want to correct some statements made during the election process in Nov/Dec.

From the yellow postcard that one slate of candidates sent out which claimed the current board wants to:

- Raise your assessments: Not true. No board discussion has occurred regarding raising assessments.
- Run businesses off the airfield: Not true. No business has been asked to leave and no discussion has taken place. The 5<sup>th</sup> Amendment grandfathered all businesses existing in 1998. Due to subsequent boards not enforcing the CCR's, we feel all newer businesses would have to be grandfathered also.
- Use your money to pay for others' septic issues. I don't even know what that means. Currently money is being spent on problem septic lots more so than other septic lots. Isn't that using money to pay for others' septic issues?
- Have secret board meetings? Not true. We've never had a secret board meeting.
- Keep unelected people in positions of power. Not true. Gene deBullet was elected President by the board back in the early 2000's. His secretary was paid \$50/meeting to take the minutes. She was not elected to the board nor was she an owner at Hicks. He was not elected by the membership to the board. The Bylaws specify that the board elects the officers. Last year's board carried on that precedent but he was replaced in Sept at his request.
- Sabotage the Election. I had 9 volunteers and 3 observers at the vote count. I enlisted 2 of the observers to help count. I was happy to have them participate. As John said, we had the most voters of any recent election. We met the quorum prior to election day. The membership spoke as evidenced by those numbers and the board thanks the membership for their participation. The quorum required is 41% but we had a 63% owner turnout.

John's Comments: The election was a bomb dropped on the board at the 11<sup>th</sup> hour. We did everything we could to keep the airfield running appropriately. Jeff put an amazing amount of effort into the election. This was the most honest, fair election that I've witnessed in 32 years at Hicks. The membership decided who the board of directors were going to be, not a particular individual. I hope that continues.

#### Old Business:

##### Septic Issues:

Septic issues are the 800 lb gorilla at Hicks. It won't be solved tonight, next week, next month, or this year. We need volunteers to meet weekly to tackle this problem.

##### Tom's report:

Short term: We have 5 problematic septic fields. We met with Element Systems just prior to Thanksgiving and they just returned their report. Short term fixes: More dirt on the septic fields to create a crown on the septic field. No downspouts onto septic fields. Leaky toilets can dump 200 gallons of water onto a septic field. Clean water coming out of the septic fields means you have leaky/cracked risers. Fix the risers. One field would benefit from a French drain. If a tank is found cracked, that's a major repair and requires county involvement and a greater cost.

Long Term: Technology has advanced to allow an on-site septic treatment facility. Size would approximate a mobile home which would replace all of the current septic fields. The safety zone area between the runway and first taxiway could be used as the lateral fields. All current septic fields could be sold to offset the cost of this new system. New pipes flowing from the current septic fields would be connected to the treatment facility. Rough cost would be approximately \$1 million for the treatment facility and another \$1 million for the new pipe and pump station infrastructure required. Selling the current septic lots could generate over half of the required cost. A complete engineering study would require a 4 hour study costing \$600.

John's comment: I want all board members to be painfully aware of the value of justice that exists, and has existed, on this airfield for years. By this I mean we have a number of t-hangars, about 83 t-hangars without water. Every hangar on the front taxiway had to put in their own septic system, they maintain them and do all their own maintenance on their own so that's about 50 hangars. Thus, about 140 hangars either don't have water or pay for their own septic systems. So in essence, in phase one, much of their dues are going for the upkeep/repair of the cluster systems that they aren't associated with. It's a complex and difficult problem.

**The Annual Membership meeting** last month was a roaring success. It was the largest turnout of members in recent memory. Everyone had a good time. Congratulations to Diane and Colleen of our Social Committee for a job well done!

New Business:

**Motion:** To authorize Element Systems to begin repairs on 2 of our problematic septic fields (752 and 613) with total cost not to exceed \$3,500. Maker: Tom Second: Tim Vote 7-0

Discussion: Cost to replace risers is \$85/hr x 8 hours per system. 3 risers per system. That normally eliminates the over usage on the tanks. If that doesn't help, install larger tanks, which is more costly. Timers could also be installed. Field 752 shows evidence of cracked pipes. Fields must be pumped the day they start working on the septic field. Pump truck cost is \$800 to pump out the tank.

**Motion:** To authorize \$600/4 hours for an engineering assessment into the feasibility of the establishment of an on-site sewage treatment facility at Hick's Airfield. Maker: Tom Second: Jody Vote 6-0 Roy abstained

**Motion:** I motion that HAPA contract with Brock Street to develop one database which will marry the current 3 databases together and share information among databases. Budget to be no more than \$200. Maker: Jeff Second: Marlin Vote 7-0

Discussion:

Here's the problem we want to solve: Currently there are 3 databases at HAPA.

- 1) This one is used by the CPA for billing. It currently is updated manually if/when an owner notifies the CPA of an update.
- 2) The database on the T67 website, which owners can update by themselves. When owners do so, their expectation is they're also notifying the CPA of the change in address. That does NOT occur. This database only includes those owners that have registered for the website so it's not complete.
- 3) The Legacy Directory is a pdf that owners can download from the website. Mike Reddick updates it manually but he gets no notification of a change of address from the website nor the CPA. It's hit or miss.

I've talked to our webmaster, and he feels he can "marry" the databases with about 2 hours of work. At a cost of \$50/hr, it should only cost \$100. I doubled that amount to \$200 in case he runs into trouble with the programming.

HAPA needs a better database and needs a better way to distribute changes by owners via the website.

**Motion:** Whereas HAPA has the programming talent to create an online election, and Whereas, the cost would be cheaper than a paper election format, I move that HAPA contract with Brock Street to develop an electronic voting system on T67 for the Dec 2022 election and create a polling platform in which HAPA could conduct polls of the membership via the website. Budget to be no more than \$1000. Maker: Jeff. Second: Jody Vote 6-1 Tim voted No.

Discussion:

Programming costs are estimated to be around \$500. Compare that to the \$1339 we've spent on copies, envelopes, & postage for our election last month, and you see the advantage of an electronic election. HAPA depended on 11 volunteers to count ballots in December. An electronic election would allow us to tally the results immediately after the poll closes and not incur an almost 3 hour volunteer vote count effort. Some older owners do not have computers. Our solution is to have an early voting site as we did in December in which a laptop would be available for voting. That same laptop would be available at the December membership meeting for those that find it necessary to vote there. I anticipate when the polls close, the webmaster would have a timer set to compile the vote and allow us instant results of the election. That would be our goal.

An online election would do away with Absentee ballots being created which are currently different from the "day of meeting" ballot. I also anticipate that legal entities requiring a proxy could be confirmed via the website ballot, thus eliminating ballots that couldn't be counted for lack of proxies in December. All this would be approved by our attorney before going live. The goal is to get as many voters as possible to vote with no vote not being counted for lack of the correct paperwork.

**Motion:** I motion that some combination of the HAPA Officers (eg. President, HAPA Treasurer, the Secretary), and Barbara, our Quickbooks expert currently collecting dues for HAPA, meet with one or more CPA's for an in person interview to discuss arrangements for cost and signing a contract with a CPA firm. In addition, if the results of a meeting are successful, that this motion allows the President to sign an agreement with a CPA firm. Maker: Jeff Second: Tim Vote 7-0

Discussion:

CPA Search: HAPA has telephone interviewed 5 local CPA firms about taking over our CPA needs. One firm didn't want to deal with non-profit's so the current list comprises 4 firms. Of those 4 firms, one stands above the rest in that they use Quickbooks, just as we do, and sharing our datafile would be relatively easy. They have several people in the office, and they have pursued our business unlike the other 3 firms.

HAPA currently has no one with the qualifications to accomplish our accounting and tax filing needs. HAPA and its owners deserve hiring a CPA to account for HAPA's income, expenses, and professional accounting going forward.

Property Management Company Search has been tabled at this time. Hicks is such a unique environment that the board can probably do the job and save the association the expense.

**Legal Status update** by Dave Coker:

- North gate: Feb 4<sup>th</sup> hearing for counterclaims on fraud by non-disclosure, also filed a motion to dissolve the TRO.
- South gate: Rio Concho does not appear to be interested in mediation. We're headed to litigation. I'll be deposing both Brunsons and their children, Tom Martin and his wife, and everybody involved in the south gate.
- The only costs are deposition costs and court fees.

**Spring Fling Social** will occur on March 19<sup>th</sup> from 4-7pm at hangar 729. We're contemplating 2 food trucks, perhaps a band, and BYOB.

The next meeting will be on Feb 10, 2022 at 7pm. Location will be hangar 729.

Turnout for this meeting: 17 owners attended in person plus the Zoom participants. Thank you for making the effort to be involved.

Motion to Adjourn: Maker: John Second: Jeff at 8:30 pm Vote 7-0

## Contacts (Who to Contact about What)

### 2022 Officers

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

Jody Smith Vice President  
hapa.vp.2022@gmail.com  
(817) 991-7800

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

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

### 2022 Board Members

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

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

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

Jody Smith (817) 991-7800  
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Marlin Klotz 817-412-8786  
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Tim Bero 503-314-8880  
comp6flyer@gmail.com

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

### HAPA Dues

Barbara Gaskins

HAPATreas22@gmail.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 915-549-3333

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

brockstreet@gmail.com

### Airport Manager

Steve Grace

817-239-2432

hicks.t67.manager@gmail.com

## HAPA DIRECTORY INFO

The HAPA membership directory is now online. To access the directory, go to [www.t67.org](http://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](http://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](mailto:morry.anderson@gmail.com) or login to [www.t67.org](http://www.t67.org) and choose "Gate Codes".
- For **Emergency** South Gate Issues, call Marlin Klotz at 817-412-8786

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## *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.

# 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.