

Zuehl Airport Flying Community Owners' Association (ZAFCOA)

P.O. Box 618

Marion, TX 78124

Website: morrisrealtysa.com/hoa

ZAFCOA NEWSLETTER

18 November 2021

The annual ZAFCAO Property Owner's Meeting was held on the 13th of November 2021 at Ed Guerra's hanger. Fifty-four owners were represented whether in person or by proxy. Following are some of the highlights of that meeting:

FINANCES: The Association is in good shape financially. Currently, our bank balances total \$73,782.98 across our three Marion State Bank accounts and our one Frost Bank account. Our projected 2022 income is \$58,308.00. In terms of liabilities, after one final payment to clear the Escrow Account in February of 2022 (\$13,201.07), the Association will be clear of all debt. The bottom line is that for the 2022 Fiscal Year, we will have a total of \$132,090.98 to clear all liabilities and to deal with airport operations.

ZAFCOA WEBSITE: The Texas House and Senate passed a provision to the Texas Property Code that requires all Home Owner's Associations (HOA's) to have a website for the posting of the Management Certificate, Meeting Notices, By-Laws, Declarations and Amendments to the Declaration. We have met this obligation through our Registered Agent, Morris Realty. ZAFCOA has been attached to the Morris Realty Website as follows: morrisrealtysa.com/hoa. ZAFCAO is the only HOA listed on that website. We will also post things such as Newsletters and other official announcements. This website is not a social media platform but for official business only.

FY 2022 ASSESSMENT: In accordance with the CC&Rs, the Board at its 21 October Board meeting, raised the annual assessment by \$12.00/year. That brings the annual assessment to \$516.00. This amount can be paid either in a single annual payment of \$516.00 payable between 1 January 2022 and 31 March 2022 or can be paid quarterly as follows:

1 January to 31 March 2022 \$129.00
1 April to 30 June 2022 \$129.00
1 July to 30 September 2022 \$129.00
1 October to 31 December 2022 \$129.00

As a reminder, that there is a 10%/annum interest charge as per the CC&Rs for late accounts. The Association charges interest on a quarterly compounded basis. If there is a question about your account, please contact our bookkeeper, Alma Busby, at (210) 654-0616. Make checks payable to ZAFCOA and mail your assessment to:

Alma Busby
c/o Morris Realty
4407 Walzem Rd., Suite 210
San Antonio, TX 78218

ZAFCOA BOARD OF DIRECTORS: Four new Board members were elected at the 2021 Owner's Meeting. The current Board Members are as follows:

Matt Humes – President
Tommy Anderson – Vice President
Bill Smith – Secretary/Treasurer
Mike Mollere – Member at Large
Rudy Schmidt – Member at Large
Mike Meeks – Member at Large
Miguel Andrade – Member at Large

Board of Director's 2022 Meeting Schedule:

13 January, 14 April, 14 July, 13 October. Meetings will be held at Bill Smith's Hanger (Lot 26, 154 Pacer Lane) at 1900 hours. All property owners are invited to attend. The 2022 Property Owner's Meeting was set for 12 November. Location of the Annual Property Owner's Meeting is TBD.

DUMPSTER: The large Apache dumpster will be placed at the end of Sport Aviation on Monday the 15th of November. It will be there until it is full. The large

dumpster is placed twice a year and is part of our contract with Apache Disposal in response for us giving them exclusive rights to collect trash on the airport.

PRFESIDENT'S COMMENTS: Having just “graduated” from being the interim ZAFCOA President to the “newly elected” ZAFCOA President, I want to thank everyone for their patience and assistance as I attempted to learn my role upon Fred Hall’s departure in the Spring of 2021. This has been an interesting learning curve, but what I have observed is that we have a phenomenal community with many great people—all with their own priorities and differing ideas on how we make Zuehl Airport a better place for everyone. However, I think we are all in agreement that the main problem is the taxiways and potholes and that fixing this issue should be the priority. I certainly agree and have made this my primary focus.

It is too bad that we can’t latch onto an infinitely small percentage of the “infrastructure” bill that was just passed, but unfortunately, we can’t. Nor can we rely on the county or city to assist as we are a “private” community. There is simply no easy, quick, or inexpensive alternative and no matter what we decide to do, the repairs/planning are labor intensive. As you can see in the section on finances, we are budget limited to enact a “permanent” solution anytime soon.

However, our ability to have additional funds available to improve/maintain the taxiways is gaining every year. As was discussed at the Owner’s meeting, the south end of the runway along Sport Aviation has to be the main focus of whatever we do. So, it is my goal (and that of the Board), to get that problem fixed this year. There are several proposals on the table that need to be evaluated, decided, and acted upon. While we’ll never reach 100% consensus, my hope is that we can come together, count on those of you who have some level of expertise in various areas to assist when your knowledge is needed and work together to make some sort of progress. This must be a “community effort” that draws on everyone’s ideas.

If there are other suggestions or ideas on how to improve our situation on the airport, or if you need information, please feel free to contact me at (210) 602-7745. If you need hard copies of the CC&Rs, or you have some problem with your assessment account, please call Bill Smith at (210) 279-9528.

I have already met a many of the membership and look forward to meeting and getting to know everyone else in the future. If there is any way the Board or myself can assist you, please let me know.

Thanks for your support!

**Matt Humes
President, ZAFCOA Board of Directors**