

**Zuehl Airport Flying Community Owners'
Association (ZAFCOA)**

P.O. Box 618

Marion, TX 78124

Website: morrisrealtysa.com/hoa

ZAFCOA NEWSLETTER

25 Sept 2022

Greetings, Zuehlites! First off, I would like to welcome our new ZAFCOA members to the community! There have been several lots that have turned over this year and I encourage all of you to become involved with our community!

Despite the brutal weather we've had with very little rain and the excessive temperatures, I hope all of you are enjoying your summer. The following is a newsletter to help keep you informed of the happenings with your Board of Directors (BoD's), the Airfield and the Association.

NOTICE OF UPCOMING MEETINGS: The ZAFCOA BoD's meeting will be held on Thursday, 13 October 2022 at 7pm at 321 Sport Aviation Drive. Additionally, the Annual Property Owners Meeting will be held Saturday, 12 November 2022 at 0900 at the same location. The separate enclosure in this mailing is the official notification but additional notices will be posted on the bulletin board near the main entrance as well as on the Zuehl Flying Community Facebook Page and on the webpage at morrisrealtysa.com/hoa.

There will be a "Call for Topics" at the October BoDs meeting for discussion during the November Property Owner's meeting, so please bring ideas or reach out to any of your BoDs if you have something you would like to discuss. Current BoD 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

NOTE: There will be 4 BoD nominations and elections held during the November Property Owners Meeting.

FINANCES & ASSESSMENTS: The Association is in good shape financially. Currently, our bank balances total \$42,997.79 across our three Marion State Bank accounts and our one Frost Bank account. We have collected 80% of the \$58,308.00 anticipated assessments for 2022. Following the payment of \$40,000 for the taxiway repairs at the south end, the Association is still clear of all debt and we are beginning the discussions for continued taxiway repairs and additional airport operations in 2023. If there is a question about your account, please contact our bookkeeper, Eric De La Rosa, Morris Realty 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

PRESIDENT’S COMMENTS: Thank You for your patience while the contractor worked on the south end taxiway repairs. That project has been completed, and while there was not a total consensus on what the scope of work should entail, I think we were all in agreement that it is much better than what previously existed. There is some left over material/mix that we will use to repair additional potholes around the field, but we wanted to wait for some moisture (and the temperatures to drop) before we chip-away at that process.

Fixing the taxiways remains our top priority and we will begin planning for next year’s major repairs fixing Plane Lane from the north entrance across the end-of-runway. With the former escrow accounts paid off, our ability to have additional funds available to improve/maintain the taxiways is gaining every year.

DUMPSTER: The large Apache dumpster is scheduled to be placed at 358 Bonanza on Friday, 4 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. Thank you to those that did not place unapproved items in the dumpster or place items on the outside.

If there are other suggestions or ideas on how to improve our airport community, 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.

Thanks for your support!

A handwritten signature in black ink, appearing to read "Matt Humes". The signature is written in a cursive, flowing style.

Matt Humes
President, ZAFCOA Board of Directors

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MEETING NOTICE

ZAFCOA Board of Directors' Meeting

Thursday, 13 October 2022 at 1900

Jim Humes' Hanger (Lot 116/321 Sport Aviation Dr.)

AGENDA

Call to Order

Determination of a Quorum

Announcement of Executive Session

Approval of Minutes of 16 June 2022 Board Meeting

Treasurer's Report

Old Business:

Taxiway Repair South End

New Business:

Annual Meeting (12 November 2022)

Assessment for 2023

Proposed Budget for 2023

Call for Topics for Annual ZAFCOA Owners' Meeting

- Amendment to CC&R's Section 11, para 24.

Executive Session – Update on any Legal Matters

Adjourn

ZAFCOA Annual Owner's Meeting

Saturday, 12 Nov 2022 at 0900

Jim Humes' Hanger (Lot 116/321 Sport Aviation Dr.)

AGENDA

Call to Order

Determination of a Quorum

**Approval of Minutes of 13 November 2021 Owners'
Meeting**

Treasurer's Report

Budget Approval for 2023

Assessments for 2023

Taxiway Repair Plans

Proposed change to CC&R's Section 11, para 24.

Board Elections – four positions open.

Position one – currently occupied by Bill Smith.

Position two – currently occupied by Rudy Schmidt.

Position three – currently occupied by Mike Mollere.

Position four – currently occupied by Matt Humes.

Election of President

Adjourn