

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
NOVEMBER 14, 2023**

(The following is a summary of the business conducted at the meeting)

PRESENT Sharon Lee Buchanan, Caroline James, Dan Knight, Larry Mensch

ABSENT None

ALSO PRESENT Brent Buchanan, Maurice Doublet, Jessica Wunrow, Steve & Rayla Childers, Brian & Nancy Caldwell, June Baker, Megan & Judd Ryan, Wade & Evette Maytum, Cindy & Doug Stevens

CALL TO ORDER At 7:00 PM

QUORUM PRESENT Yes

INVOCATION The invocation was led by Brian Caldwell

PLEDGE OF ALEGIANCE The pledges of allegiance were led by Dan Knight

APPROVAL OF MINUTES Minutes of the September 26, 2023 Board Meeting were approved by electronic vote with no changes.

Record of Electronic Votes for October thru November 13, 2023 read by Secretary, Kathleen Segura:

October 1, 2023

Larry Mensch made a motion that the property owner of section 6, lot 39 order a new survey reflecting the POA approved variant to vacate 176 foot of the front lot line of the 20 foot construction setback. The 176 feet will begin at the corner of C1 and continue through C2 as indicated on the existing lot survey provided by the property owner. A 65.82' portion of the lot will still contain the 30 foot construction setback. It was seconded by Sharon Lee Buchanan. The Motion passed unanimously.

TREASURER'S REPORT

Liz Lawlis, Treasurer, presented the Treasurer's Report to the Board. The following accounts are at Texas Partners Bank. Checking balance is 8,119.56, Money Market 23 balance is 135,000.28, CD balance is 31,263.22 Reserve Accounts balance is 103,205.39. Accounts Receivables are currently 35,505.99 which are accounts we have liens against. There is a Budget Surplus of 54, 642.27.

Larry Mensch made a motion to approve payment of expenditures of 4,776.46. It was seconded by Sharon Buchanan. It passed unanimously.

PUBLIC FORM

The speakers were Judd Ryan and Steve Childers

**COMMITTEE
REPORTS**

Architectural Committee: No report

Nominating: No report

By-Laws/Covenants: Dan Knight reported that the committee met and submitted changes for a vote by the property owners in January 2024.

Covenants Compliance: Sharon Buchanan reported there were seven covenant Issues, five of which were resolved. She also thanked those who had submitted their RV at home parking dates, through the FLPOA website. Caroline James reminded property owners about requirement to have house numbers clearly posted as this was a safety issue.

Roads: Dan Knight reported that there were no major projects planned until the Board elections. There would be pothole repairs scheduled.

Mowing/Trees – Larry Mensch stated that Randy had been mowing lots and common areas and that there had been some trees trimmed. New road signs had come in and would be installed by Randy as weather permits.

Social Activities- Board is asking for a volunteer from the Property Owners to head the committee.

Finance Committee- No report

Crime Watch- Dan Knight reported that things have been quiet and it helps that people are locking their vehicles.

Mailboxes – Liz Lawlis suggested that it would be good to replace the mailboxes on the southside of the mailbox area since they are showing the most wear.

**UNFINISHED
BUSINESS**

No unfinished Business

NEW BUSINESS

Changes to Covenants and By-Laws: A motion to present the Revised Covenants and By-Laws on the ballot in January was made by Sharon Buchanan and seconded by Larry Mensch. The motion passed unanimously.

Budget for 2024 was reviewed by Liz Lawlis. A motion to accept the Budget for 2024 was made by Caroline James and seconded by Larry Mensch. Motion passed unanimously.

Property Owner Dues: A motion was made by Larry Mensch to raise the Property Owner's Dues from \$175 to \$180 per year. It was seconded by Caroline James and passed unanimously.

Approve purchase of one mailbox: A motion was made by Larry Mensch for the approval of the purchase of one mailbox and was seconded by Sharon Buchanan. The motion passed unanimously.

Purchase of one filing cabinet: A motion was made by Caroline James for the purchase of one filing cabinet and was seconded by Sharon Buchanan. The motion passed unanimously.

Purchase of New Printer: A motion was made by Caroline James to approve the purchase of a used HP Office Jet Printer 8710 for the Secretary's use. It was seconded by Larry Mensch and passed unanimously.

Executive Session

The Board went into Executive Session to discuss Legal Matters, Enforcement Actions and Late Fees and Collections. The Executive Session was adjourned at 7:35 P.M.

Respectfully Submitted,

Kathleen Segura

Kathleen Segura, Recording Secretary