

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.  
ANNUAL MEMBERSHIP MEETING  
January 14, 2023**

**MINUTES**

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

**PRESENT** Woody Baker, Mark Gill, Bob Haueter (Zoom), Sharon Lee, Glen McComb, and Brenda Zubieta

**ABSENT** Tom Goldstein

**ALSO PRESENT** Caroline James, Nancy Rowton, Nancy Caldwell, Brent Buchanan, Brian Caldwell, Lindsay Pichard, Mary Pollard, Ellen Sides, David Greene, Larry & Sybil Marsh, DeWayne & Luana Pirtle, Doris Goode, John Goode, Larry Henson, Joseph H. Haeckel, Brenda Zubieta, Mike & Lori Pruitte, Maurice Doublet III, Leslie Rector, Sandi Johnston, Roger & Lesa Pinkerton, June & Woody Baker, Cindy & Doug Stevens, Gary Pack, Kristen Tomscha, Judy Langehennig, Bernie Messier, Dan Knight Glen McComb, Mark Gill, Sharon Lee, Rick Rowton, Kathy Koch, Carole Martin, Dee Smith, JoAnn Hill, Larue Bashaw, Liz Lawlis, Treasurer, and Kathy Antwine, Recording Secretary

**BALLOTS** Any outstanding ballots are due before the meeting is called to order.

**CALL TO ORDER** The meeting was called to order at 10:05 a.m. by Bob Haueter, Chairman. There being a quorum, the meeting proceeded.

**INVOCATION** The invocation was given by Brenda Zubieta.

**PLEDGE OF ALLEGIANCE** The Pledge of Allegiance to the Flag and The Pledge to the Texas Flag was led by Liz Lawlis.

**APPROVAL OF MINUTES** A motion was made by Glenn McComb and seconded by Woody Baker to approve the minutes of the January 24, 2022 Annual Meeting. The motion carried.

**TREASURER'S REPORT** The Treasurer's Report was presented by Liz Lawlis, Treasurer. The report included: the Balance Sheet (Cash & Accrual Basis) as of December 31, 2022; the Profit & Loss Actual vs. Budget January through December 2022; the Budget for 2023 and the Approval of Expenditures Report. The POA has \$133,641.31 in the Checking Account at Wells Fargo; \$30,468.88 in the CD at Texas Hill Country Bank; and \$56,660.80 in the Reserve Account at Texas Hill Country Bank. The POA has collected 98% of the dues for 751 lots. The POA earned 0.1% on the Checking Account at Wells Fargo; the CD at Texas Hill Country Bank earned 3.25%; and the Reserve Account earned .08%. There is a budget surplus of \$51,000.82. The Balance Sheet shows an outstanding balance of \$27,886.49 in Accounts Receivable which is down considerably from \$87,000 four years ago. The EZ Federal Tax Return for 2021 has been filed and 1099 forms have been mailed. A motion was made by Glen McComb and seconded

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by Woody Baker to accept the Treasurer's Report. The motion carried. A motion was made by Glen McComb and seconded by Woody Baker to move the \$50,000 surplus into the Reserve Account for road expenditures. The motion passed with 5 ayes and 1 nay.

### **FLYING L PUBLIC UTILITY REPORT**

Steve Childers reported that things are going well at the PUD. There were a lot of taps installed this year due to the increase in home construction. All fire hydrants are inspected annually and are in good working order. However, the flow rates in the hydrants differ. The hydrants will be painted based upon the flow out of each hydrant. During the freeze a few weeks ago, BEC did not deliver power on a regular basis which led to the pumps not running. The auto-dialers alerted the PUD to be problem and the generators kicked in and ran the entire system for three days. As a result, no one lost water during this process. The PUD initiated a plan to conserve water for a few days. Everything worked the way it was designed to do. The PUD rates are the lowest in the area. The PUD has voted to increase the service rates to cover repairs and operations, even though it will still be lower than the average in the area.

### **FLYING L RANCH RESORT REPORT**

Kristen Tomscha presented the Flying L Ranch Resort report. The Branding Iron Bar and Grill is closed on Monday and Tuesday, but open for breakfast and lunch every day and dinner on Friday and Saturday and carryout is available. Beer, wine, and cocktails are available at the Branding Iron. There is indoor and outdoor seating and live music is offered on most Fridays and Saturdays. More information is available on social media and flyers at the mail boxes. The Resort will offer an Amenities Family Membership for \$1,000 per year for Flying L property owners only. This includes access to all amenities at the Resort. The water park will not open in 2023 due to extensive repairs and staffing issues. She said the golf course is in the process of being completely renovated, including bent grass greens, new irrigation, additional sand traps, and new cart paths.

### **FLYING L GOLF COURSE REPORT**

Doug Stevens said the reconstruction of the 18-hole golf course is making good progress. The opening date has not been established yet. The irrigation has to be completed and there will be a six-month grow-in for the greens and the sod to be planted on the course. Gary Geldart has joined the team to assist in the process of reestablishing the course when it is opened and will be the Customer Relations Coordinator. Decisions will be made later regarding fees, memberships, and personal carts.

### **STANDING COMMITITES**

**Architectural Control:** The ACC has received one new application; eight homes are under construction at this time; two homes were completed in November; and one fence application. One application has been cancelled due to failure to begin construction within the 90-day limit.

**Covenants/By-Laws:** No report.

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**Roads:** Woody Baker said three speed bumps have been painted with fluorescent stripes. All the large pot holes have been patched and completed.

**Mowing & Trees:** Rusty has been mowing the edge of the roads and repair work on the roads. He replaced a sign that had been knocked over. He will continue working on painting the speed bumps.

**Social Activities:** Woody and June Baker were thanked for greeting all the property owners who attended the Christmas Party. Next year there are plans for a spring and fall garage sale and a community picnic. Some other suggestions are best decorated house for Christmas and best decorated golf cart, etc.

**Finance Committee:** No report

**Crime Watch:** The neighborhood watch signs have been received and installed at the entrances and Creekside. He is currently implementing the resident stickers for property owners' cars. He thanked Cindy and Doug Stevens for installing the signs and Liz Lawlis for being helpful in implementing the program. Some blocks still need block captains and emails will be sent out with invitations to help with the distribution of the stickers.

**Mail Boxes:** At the last meeting, the board voted to buy a new bank of mail boxes and it is here, but two more are needed because we are out of mail boxes. When the rest of the boxes are in, the Postmaster would like to organize the mail boxes by street. This will speed up mail delivery and eliminate the errors being made in delivering the mail. The POA cannot buy enough boxes for package delivery.

### **REPORT FROM POA BOARD CHAIRMAN**

Bob Haueter said last year has been difficult given all the things we had to deal with and COVID the year before that. He expressed appreciation for the support of all the board members and thanked the community for placing their trust in him and this board this last year. He said it has been an honor to serve with them and he will miss working with everyone. He wished the new board success when confirmed. He thanked Mark Gill for conducting the last two meetings when he was on Zoom; Liz Lawlis for doing an excellent job as treasurer, getting our association financially well suited and making some money on our investments; and Kathy Antwine for her work as secretary.

### **PUBLIC FORUM**

1) Maurice Doublet expressed a concern about the increased number of deer on the Ranch. According to a wildlife biologist, high concentrations of deer carry diseases. The Texas Parks & Wildlife will do an animal count of the deer population and recommend companies to remove them and will pay the POA for removing them.

2) Leslie Rector requested information on whether a letter was sent to a property owner to repair a gap in the fence on their property. She said the chairman had removed a member from the ACC Committee, but did not have the authority to do so.

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3) Steve Childers said this is the third time he has come before the board asking for a road to be built to his new home.

**OTHER BUSINESS** **Annual Assessment for 2023:** The assessment for 2023 is \$175 per year per lot.

**Date of 2024 Annual Meeting:** The 2024 Annual Meeting will be held on Saturday, January 13, 2024.

**Service Awards:** An Award Plaque was presented to the outgoing board members to recognize them for their outstanding dedication and service to the Flying L POA: Bob Haueter – four years; Woody Baker – four years; and Mark Gill - two years.

**RECESS MEETING** A motion was made by Dan Knight and seconded by Glen McComb to recess the meeting at 10:05 a.m. pending the results of the board election.

**RESUME MEETING**

The meeting resumed at 11:10 a.m.

**RESULTS OF ELECTION**

**Tabulation Team:** The following property owners participated in tallying the ballots: Sharon Lee, Executive Secretary, Larue Bashaw, JoAnn Hill, Kathy Koch, Carole Martin, Mary Pollard, and Dee Smith.

**Board Member Election Results for 2023-24 Term:** The following property owners received the most votes and were elected to fill the four open positions: Brenda Zubieta, Dan Knight, Nancy Rowton, and Caroline James. Following are the votes received by each candidate: Brenda Zubieta - 231, Dan Knight - 213, Nancy Rowton -193, Caroline James - 164, Larry Marsh - 93, Penny Batemen - 88, Leslie Rector - 77, and Camryn Mellott - 55.

**Announce Results of Proposed Covenants and By-Laws:** A motion was made by Mark Gill and seconded by Bob Haueter to suspend the tabulation of the Proposed Changes to the Covenants and By-Laws to a later date due to the confusion on some of the items. The motion carried unanimously.

**ADJOURNMENT**

A motion was made by Woody Baker and seconded by Glen McComb to adjourn the meeting at 11:18 a.m. The motion carried unanimously.

Respectfully Submitted,

*Kathy Antwine*

Kathy Antwine, Recording Secretary