

FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 11, 2019

MINUTES

(The following minutes are a summary of the business conducted at the meeting.)

PRESENT Ellen Biggs, Amanda Christensen, Liz Lawlis, Glen McComb and Diane Segura

ABSENT Marilyn Dawson and Megan Jaeger

ALSO PRESENT Steve Childers, Nancy Rowton, Rick Rowton, Jay Call, June Baker, and Kathy Antwine, Recording Secretary

CALL TO ORDER The meeting was called to order at 7:00 p.m. by Liz Lawlis, Vice-Chairman. There being a quorum present, the meeting continued.

INVOCATION Liz Lawlis gave the invocation.

APPROVAL OF MINUTES A motion was made by Glen McComb and seconded by Diane Segura to approve the minutes of the April 9, 2019 board meeting. The May meeting was cancelled.

TREASURER'S REPORT Liz Lawlis, Treasurer, presented the Treasurer's Report. The report included: the Balance Sheet as of May 31, 2019 (Cash & Accrual Basis); the Profit & Loss, April through May 2019 and YTD; Profit & Loss Actual vs. Budget January through May 2019; the Check Detail report as of May 2019; and the Unpaid Bills Detail Report as of June 11, 2019. There are two bills that have been added to the Unpaid Bills Report. A check will be issued to Mitch Little for a refund of an overpayment of \$40.00 and another check to Cagle, Hazelwood for \$71.00 in attorney fees to foreclosure on a lot. The POA has \$160,291.19 in the Checking Account at Wells Fargo Bank; \$29,309.86 in the CD at Texas Hill Country Bank and \$56,167.77 in the Reserve Account at Texas Hill Country Bank for a total of \$245,768.82. The POA has a Net Income of \$110,427.87. The POA has collected almost 95% of the 2019 dues. A motion was made by Ellen Biggs and seconded by Amanda Christensen to accept the Treasurer's Report and approve payment of the bills. The motion carried.

COMMITTEE REPORTS

STANDING COMMITTEES

Architectural Control: There are ten new homes under construction at this time. Each ACC committee member will be responsible for monitoring the construction of two homes each. They will monitor dumpsters, debris and trash, building deposits, and completion date. This will be a more efficient way of keeping track of the new building requirements.

Nominating: No report

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By-Laws/Covenants: Since 2019 is a legislative year, the POA will be receiving information on possible changes that will need to be made to the By-Laws and Covenants. A committee will be formed to review the changes and make recommendations to the board.

Roads: Quotes have been received from PaveCo to repair pot holes and edges of the roads that have been damaged by traffic.

Mowing/Trees: The tractor has been repaired and progress is being made on mowing road sides and common areas, as well as property owner's lots.

Social Activities: The POA Garage Sale was held on Saturday, May 18, 2019. There was a good turnout considering the bad weather. A decision will be made about having another sale in the fall.

Finance Committee: No report

OLD BUSINESS

No Old Business was discussed.

NEW BUSINESS

Petition to Extend Traffic Rules to Flying L Subdivision: There is a possibility that the POA can petition the Commissioner's Court to allow the County Sheriff to enforce the traffic laws in the Flying L subdivision. A motion was made by Glen McComb and seconded by Ellen Biggs to create a petition to extend the traffic rules to the Flying L subdivision, as well as a petition from the Flying L Board of Directors to extend the traffic rules. The motion carried.

Consider Speed Limits on Flying L Drive: This item will be tabled until the August meeting.

Consider Speed Limits on Side Streets: This item will be tabled until the August meeting.

Approve Purchase of Speed Limit Signs: This item will be tabled until the August meeting.

Installation of Additional Speed Bump on Flying L Drive: This item will be tabled until the August meeting.

Management Program of Axis Deer Population: There has not been a management program for the Axis deer population for the past two or three years. The population has exploded because the Axis breed twice a year which causes the over-population to occur. There are about 250-300 Axis on the Flying L. The Axis deer carry a disease that is deadly to the white tail deer which is killing them off. A management plan has been developed that would trap the deer in specially designed cages that are not harmful to them. The captured animals are sold to game ranches and the profits are split with the POA. The Game Warden said a management program should be used to protect the white tail deer since they are native to the area, unlike the Axis and Black Buck which are non-native.

The Resort would be willing to participate in the program by allowing the traps to be placed on their property too. Representatives will be invited to the next meeting so a decision can be made on a plan to manage the deer population.

Purchase of Land Where Mailboxes are Located: The mailboxes are located on the Resort's property. They are not interested in selling the entire area to the POA, but they may sell the area where the mailboxes are located. A survey and appraisal of the property will be done and an offer will be made to purchase it.

Approve Paving Contract: A motion was made by Glen McComb and seconded by Ellen Biggs to accept the PaveCo contract for \$32,843 to repair holes, repair edges of roads, repair asphalt road by the mailboxes, and extend the road to the new home on Tawny Oak Circle. Two board members voted yes and two voted no. Since it was a tie vote, the chairman voted yes and the motion passed. A motion was made by Glen McComb and seconded by Amanda Christensen to approve the purchase of street signs at a cost of \$375 plus shipping, not to exceed \$500. The motion carried.

Security Options for Flying L POA Mailboxes: The sheriff recommended the POA install security cameras at the mailboxes to deter vandalism. John Goode has agreed to set up cameras at the mailboxes and will wire them into the solar panels. A motion was made by Glen McComb and seconded by Amanda Christensen to purchase and install two security cameras at the mailboxes not to exceed \$1,000. The motion carried.

Options for Mowing of Unpaid Lots: There are five lots that the POA has mowed, but the property owners have not paid. They will be billed for the amount due. There are also 18 property owners who have an outstanding debt for past due fees, but their lots need to be mowed, even though they will not pay for the mowing expense. A motion was made by Glen McComb and seconded by Diane Segura to mow all lots in each section that need to be mowed, including those who have not paid. The motion passed.

Donation to Bandera Fire & Rescue: A motion was made by Glen McComb and seconded by Amanda Christensen to donate \$100 to Bandera Fire & Rescue from FLRPOA. The motion carried.

Membership in HOALeader.com: A motion was made by Glen McComb and seconded by Ellen Biggs to renew the membership to HOALeader.com. The motion passed.

Resignation of Chairman/Director, Marilyn Dawson: A motion was made by Amanda Christensen and seconded by Diane Segura to accept the resignation of Marilyn Dawson as Chairman and director of the Flying L POA Board. The motion carried.

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Nominations for New Chairman: A nomination was made by Glen McComb and seconded by Amanda Christensen to nominate Ellen Biggs to serve as Chairman of the Board for the remainder of the 2019 term of office. The board voted to elect her as Chairman.

PUBLIC FORUM

- 1) Nancy Rowton expressed her concerns about the pot holes on Flying L Drive.
- 2) Jay Call said she has seen children driving golf carts on the POA roads. She said they should be at least 16 years old to drive the golf carts.
- 3) June Baker said her neighbor also expressed a concern about children driving golf carts on the roads. She also asked about a yard that needed to be mowed.

**EXECUTIVE
SESSION**

The board adjourned the regular meeting at 8:40 p.m. to go into Executive Session to address Legal Matters, Enforcement Actions, Late Fees & Collections and Contract Negotiations.

**RE-CONVENE
REGULAR
MEETING**

The regular board meeting resumed at 8:59 p.m. The following action was taken by the board in the Executive Session:

- 1) A motion was made by Glen McComb and seconded by Ellen Biggs to send a Certified Letter to the owner of Section 1, Lots 7 & 8 informing her that the trailer on her property must be removed by June 28, 2019 or the POA will pursue legal action. The motion carried.
- 2) A motion was made by Ellen Biggs and seconded by Amanda Christensen to send a Certified Letter to the owner of Section 5, Lot 34 informing him that he must complete construction on his home by June 15, 2019 or legal action will be pursued. The motion carried.
- 3) A motion was made by Glen McComb and seconded by Diane Segura to send a Certified Letter to the owner of Section 5, Lot 52 informing him that he must complete construction on his home by September 16, 2019. If he is unable to complete the home by that date, all construction materials must be removed from the property. The motion carried.

No action was taken on Legal Matters, Late Fees & Collections or Contract Negotiations.

ADJOURNMENT

A motion was made by Glen McComb and seconded by Diane Segura to adjourn the meeting at 9:08 p.m.

Respectfully Submitted,

Kathy Antwine, Recording Secretary