

**FLYING L RANCH PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
November 10, 2020**

MINUTES

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

PRESENT Woody Baker, Amanda Christensen, Bob Haueter, Glen McComb, Diane Segura and John Simmons

ABSENT Garry Schneider

ALSO PRESENT Mark & Roxane Gill, Rick & Nancy Rowton, Brent & Sharon Buchanan, Frank & Sally Reyes, Cindy Stevens, June Baker, Brenda Zubiata, Terry Segura, Don & Penny Bateman, Liz Lawlis, Treasurer, and Kathy Antwine, Recording Secretary

CALL TO ORDER The meeting was called to order at 7:02 p.m. by Bob Haueter, Chairman. There being a quorum present, the meeting proceeded.

INVOCATION The invocation was given by John Simmons.

PLEDGE OF ALLEGIANCE The Pledge of Allegiance to the flag was led by Mr. Rowton.

APPROVAL OF MINUTES A motion was made by Glen McComb and seconded by Woody Baker to approve the minutes of the September 15, 2020 meeting. The motion carried.

TREASURER'S REPORT Liz Lawlis, Treasurer, provided copies of the Treasurer's Report to the board and the property owners in attendance. The report included: the Balance Sheet (Cash & Accrual) as of October 31, 2020; the Profit & Loss Monthly & YTD January through October 2020; the Profit & Loss Actual vs. Budget January through October, 2020; and the Unpaid Bills Detail Report as of November 10, 2020. The POA has \$111,700.79 in the Checking Account at Wells Fargo Bank; \$30,302.86 in the CD at Texas Hill Country Bank; and \$56,420.90 in the Reserve Account at Texas Hill Country Bank. The POA has \$15,292.82 unspent revenue left in the Budget for 2020. Four more checks were added to the Unpaid Bills Detail Report: \$315.00 to Cagle Pugh, Attorneys; \$252 for mowing; \$28.35 to NAPA for tractor supplies; and a check to the County Clerk for filing liens. A motion was made by John Simmons and seconded by Diane Segura to accept the Treasurer's Report and approve payment of bills. The motion passed unanimously.

PUBLIC FORUM Nancy Rowton thanked Bob Haueter for the emails sent to property owners on the speeding issue.

COMMITTEE REPORTS **STANDING COMMITTEES:**

Architectural Control: Since Garry Schneider resigned the Chairmanship of the ACC Committee due to health reasons, Woody Baker has assumed that position. Applications have been received for four new homes and three have been approved. Two property owners on Glen Valley Circle requested that the cul-de-sac on that street be turned into a green belt area, rather than paving the proposed road to a new home. An asphalt road will be extended from the current road to their driveway for about \$1,000, rather than building the new road as a cul-de-sac. The property owners have given their approval to leave the area as a green belt and attaching it to their property.

Nominating: John Simmons reported that applications for property owners to run for a board position will continue to be received until November 16, 2020 at 5:00 p.m. Applications can be submitted through the website, by email, U.S. Mail or placed in the drop box located at the mailbox annex on Oak Hills Drive. Three applications have been received at this time. There are four positions that will be filled in January. Garry Schneider and Amanda Christensen have decided not to run for a new term.

By-Laws/Covenants: Diane Segura said she was working on several changes to be made in the covenants.

- 1) Concerns have been raised about property owners renting their homes through Air BnB. Currently, the covenants restrict commercial use of property, but a change can be made to prohibit rentals for less than 30 days.
- 2) A property owner had contacted her inquiring about changing the covenants to allow parking trailers on their property for longer than four days at a time.
- 3) Another request was made about adding a shed that is not attached to the home.

The board suggested a survey be completed to see how many property owners are interested in these changes.

Roads: Hill Country Seal Coat has been contracted this year to build three new roads, asphalt Edgewood Drive, and repair potholes on all roads. All the road work has been done at this time.

Mowing/Trees: Glen McComb reported that mowing has been done as needed. Rusty Dowda has agreed to remove dead deer on owner's property.

Social Activities: Suggestions were made to consider scheduling a holiday party and caroling in December. Amanda Christensen and Bob Haueter will meet with Cindy Stevens to consider a party for property owners at the Resort. Another POA Yard Sale will be scheduled next year in the spring.

Finance Committee: No report

Crime Watch: No report at this time.

OLD BUSINESS

Proposed Changes to By-Laws/Covenants: The committee will finalize the proposed changes to the Covenants and By-Laws and present them to the board for approval and placement on the ballot.

Master Plan for Asphaltting all Roads: Woody Baker reported that the board is considering drafting a two-year agreement with Hill Country Seal Coat for POA road construction/repairs. An independent contractor surveyed all the roads in the subdivision this year and has rated them to indicate the order in which they should be repaired. The board has voted to repair all roads with asphalt in the future due to the life span of the road. Penny Bateman is preparing a proposal for a Master Road Plan Schedule for asphaltting all roads to be presented to the property owners for approval on the ballot.

NEW BUSINESS

Budget for 2021: The proposed budget for 2021 was presented to the board. The budget includes a Lot Assessment of \$160.00 per lot, which remains the same as last year. A motion was made by John Simmons and seconded by Diane Segura to accept the proposed budget for 2021 and the lot assessment of \$160 per lot. The motion carried unanimously.

Liens on Board Members Property: Invalid liens have been placed on the property owned by board members. The attorney sent a demand letter on September 24, 2020 to remove the liens from the property and has proof the letter was received on October 6, 2020 by the individual who placed the liens. He has not responded to the letter denying his responsibility and intent to harm. Since he did not remove the liens within the state requirement of 21 days, the attorney has recommended the board file suit to remove the invalid claims. A motion was made by Diane Segura and seconded by Woody Baker to notify the attorney to proceed with the law suit to remove the liens. The motion carried unanimously.

**EXECUTIVE
SESSION**

The board adjourned to Executive Session at 8:28 p.m. to discuss Legal Matters, Enforcement Actions, and Late Fees/Collections.

**RE-ADJOURN
MEETING**

At the close of the Executive Session, the board re-adjourned the regular meeting at 8:50 p.m. The following decisions were made by the board:

A motion was made by John Simmons and seconded by Glen McComb to suspend a \$600 fine for renting a duplex and will reduce the \$1,400 fine to \$500 for parking a trailer on the property for more than four consecutive days, with the stipulation the fine must be paid within 45 days. The motion carried unanimously.

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A motion was made by Diane Segura and seconded by Amanda Christensen to allow the use of a debit card from Wells Fargo Bank for POA expenditures, as approved by the Chairman of the Board. The motion passed unanimously.

Liz Lawlis has investigated opportunities for property owners to pay their dues assessment online. Steve Childers is working on a new POA website and he will set up the option for property owners to pay their dues assessment through the website, just as they do their PUD bill. Another option is for property owners to set up a bill pay option with their own bank to pay their dues assessment each year.

ADJOURNMENT

The meeting adjourned at 8:55 p.m.

Respectfully Submitted,

Kathy Antwine, Recording Secretary