

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 8, 2018**

MINUTES

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

- PRESENT** Marilyn Dawson, Megan Jaeger, Liz Lawlis, Glen McComb, Diane Segura and Donna Witt
- ABSENT** Dan Chapa
- ALSO PRESENT** Brent & Sharon Buchanan, Maurice Doublet, Austin & Amanda Christenson Michele Kosmalski, Leslie Rector, Garry Schneider, June Baker, Philip Jaeger, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** Marilyn Dawson, Chairman, called the meeting to order at 7:02 p.m. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Marilyn Dawson.
- APPROVAL OF MINUTES** A motion was made by Glen McComb and seconded by Donna Witt to approve the minutes of the April 10, 2018 meeting. The motion carried unanimously.
- TREASURER'S REPORT** Liz Lawlis, Treasurer, provided copies of the Treasurer's Report to the board members. The report included: the Balance Sheet as of April 30, 2018 (Cash & Accrual Basis); the Profit & Loss as of April 30, 2018; the Profit & Loss Budget vs. Actual January through April 2018; and the Unpaid Bills Detail Report as of May 8, 2018. The POA has \$134,577.80 in the checking account at Wells Fargo Bank; \$29,035.59 in the CD at Texas Hill Country Bank and \$37,536.45 in the reserve account at Texas Hill Country Bank for a total of \$201,149.84. As of April 30, 2018, the POA has a Net Income of \$85,097.19. A motion was made by Donna Witt and seconded by Glen McComb to accept the Treasurer's Report. The motion carried unanimously.
- COMMITTEE REPORTS**
- STANDING COMMITTEES:**
- Architectural Control:** The board was informed that the ACC has approved one carport, two fences, and one gazebo during April. There are new application for two fences and one new spec home in Section 6, Lot 10.
- Nominating:** No report
- By-Laws:** Donna Witt reported there is one change to the By-Laws that needs to be put to a vote by the membership for the January 2019 annual meeting. It is that a PUD board member will no longer be required to serve on the ACC committee. Marilyn Dawson added that the By-Laws will need to be updated.

By-Laws, (Cont'd.) There are several reasons why ballots are not to be counted at the Annual Members Meeting, in addition to the two reasons currently listed in the POA By-Laws. It was suggested the POA note all reasons on the ballots along with the verbiage required by state law. The additional verbiage to the ballot does not require a vote by members.

Covenants: The ACC committee is recommending a Construction Deposit of \$1,000.00 be required with the submission of the plans for new construction. It may be used to clean up debris and trash and repair roads damaged by the contractors. Any amount remaining will be refunded to the owner. A Construction Deposit added to the Covenants would require a vote of members' approval in January, 2019.

Roads: After a review of all road repairs since 2009, the Roads Committee drove through the subdivision, and a road contractor offered his suggestions to help determine the road work that will be done in 2018. Bids will be submitted to contractors and will be due to be opened at the July 10, 2018 board meeting.

- Rebuild Brown Saddle Place from Flying L Drive to Creek side parking lot;
- Rebuild shoulders and seal coat only the chip sealed portion of Spanish Grant Drive;
- Rebuild washed out portions of Valley Oak Circle and seal coat;
- Overlay intersections at Creekwood Drive and Flying L Drive, Valley View with Bottle Springs Roads and Quail Valley Place with Quail Valley Drive;
- Cut out and hot patch all potholes on POA owned roads;
- Seal coat: Brown Saddle Circle, Valley View Drive, Flying L Drive from Deerwood "Y" to Brown Saddle Place, Creekwood Drive, Creekwood Place, Quail Valley Drive, Quail Valley Place, Stone Crest from Deerwood intersection to the two houses past the PUD building.
- Repair metal pipe culvert on Valley Oak Circle.
- Dig out ditch off Flying L Drive (before Quail Valley Drive) which overflows during heavy rains.

Mowing/Trees:: Glen McComb reported that Terry Segura, Austin Christiansen, and Woody Baker have volunteered for the Mowing and Trees Committee. The common areas and road sides will be kept mowed, as needed. In addition, the POA will also mow unimproved lots for property owners who have paid the fee for mowing. The POA has agreed to mow selected lots for the Flying L Dude Ranch in exchange for the gas used by the POA.

Social Activities: Diane Segura informed the board that she will present a calendar at the next meeting showing the proposed dates for social activities; i.e. the POA Picnic, the Community Yard Sale, and National Neighbors' Night Out.

Social Activities (Cont'd.): She is also planning to develop a cookbook that will contain recipes from the residents. Liz Lawlis has agreed to be the Welcome Coordinator to welcome new residents to the Ranch.

Finance: Liz Lawlis said she has contacted the attorney and he has approved all forms and letters that are being used by the POA for collection of past due accounts.

OLD BUSINESS

Mailbox Huts: Donna Witt reported that the paint for the mailbox huts has been purchased and there are plans for Rusty Dowda to paint this week. She said only one mailbox hut is currently insured for \$3,300. This amount is not adequate and should be increased to cover the cost of replacement for both units. A motion was made by Donna Witt and seconded by Liz Lawlis to insure both mailbox huts for \$5,000 each for an increase of \$121.00 per mailbox hut. The motion carried unanimously. The policy will be renewed in June 2018.

NEW BUSINESS

POA Shed Shelving: Shelving is needed in the POA shed to move items off of the floor to free up floor space. A motion was made by Donna Witt and seconded by Liz Lawlis to purchase the wall unit from Home Depot and two wall-mounted wire shelving units from WalMart for less than \$300.00. The motion was approved.

Check Signatures: Due to the changes on the board, the POA needs to update the records with Wells Fargo Bank and the Texas Hill Country Bank. A letter will be delivered to both banks indicating the board members who will be eligible to sign checks. Currently, Dan Chapa and Donna Witt are eligible to sign checks at Wells Fargo Bank. Marilyn Dawson, Megan Jaeger, Glen McComb and Diane Segura will be added as eligible signees. Penny Bateman and Allen Pollard will be removed. At the Texas Hill Country Bank, Donna Witt is eligible to withdraw funds. Dan Chapa, Megan Jaeger, Glen McComb, and Diane Segura will be added and Penny Bateman will be removed.

Procedure for Processing Mail: In an effort to ensure that everyone is aware of correspondence received, all mail will be opened by the recording secretary, copied and sent to all board members.

Discuss and Approve Process of Payment of POA Bills: Liz Lawlis said that, typically, bills could not be paid until the board approved the bills. This has created a hardship for Rusty Dowda who has been hired to mow the common areas, mow and spray the roadsides for grass and weeds, and any other work needed by the POA. In the future, Rusty will be paid for work done when his time sheet is received, as long as the amount is no more than \$300.00.

PUBLIC FORUM

1) Marilyn Dawson said the board has a new policy for conduct during board meetings. The board will conduct the meeting without interruptions from the property owners present. Their concerns and questions can be addressed during Public Forum at the end of the meeting.

2) Mrs. Dawson said board members should not use social media to communicate their ideas and opinions. These comments can be interpreted as the opinion of the entire board.

3) Brent Buchanan spoke to the board about the lack of communication to new residents regarding access to information on the web site. He expressed a concern about residents taking “short cuts” across private property. It is unsightly and should be prevented. He said the POA’s option to mow unimproved lots twice a year is not enough. The lots should be mowed more than twice a year, since the grass grows faster than that. Using Rusty for jobs other than mowing reduces the time he has to keep the mowing done in a timely manner. He suggested the POA use petty cash and pay someone else to do the other jobs.

4) Michele Kosmalski said she was concerned that the letter she had received on parking her truck and trailer on her property was mentioned at the meeting and in the newsletter sent to property owners. She said she uses the truck and trailer for her commercial landscaping business on a daily basis. She does not leave it on her property unless she is working.

5) Leslie Rector said Rusty should be mowing the sides of the roads anytime he is driving the tractor. She also requested the Unpaid Bills Detail Report be included with the Treasurer’s Report. She asked what kind of contract the board planned to negotiate during Executive Session. She said chip seal roads do not get sealed, only asphalt roads.

6) Garry Schneider asked why the two mail boxes have not been repaired which have been broken for years and remain unsightly.

EXECUTIVE
SESSION

The board adjourned the regular meeting at 8:02 p.m. to go into Executive Session to address Legal Matters, Enforcement Actions, Late Fees/Collections, and Contract Negotiations.

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RECONVENE
REGULAR
MEETING

The board meeting was reconvened at 8:25 p.m. All the items listed were discussed except Contract Negotiations. No decisions were made.

ADJOURNMENT

A motion was made by Liz Lawlis and seconded by Megan Jaeger to adjourn the board meeting at 8:30 p.m. The motion was unanimous.

Respectfully Submitted,

Kathy Antwine, Recording Secretary