

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 10, 2018**

MINUTES

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

- PRESENT** Marilyn Dawson, Megan Jaeger, Liz Lawlis, Diane Segura and Donna Witt
- ABSENT** Dan Chapa and Glen McComb
- ALSO PRESENT** Leslie Rector, Larry Scott, Jay Call, June Baker, Ellen Biggs, Jeff Biggs, Phillip Jaeger, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** The meeting was called to order at 7:03 p.m. by Chairman, Marilyn Dawson. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Marilyn Dawson.
- APPROVAL OF MINUTES** After a review of the minutes, Liz Lawlis requested a change to the minutes on page 4 to indicate the board adjourned the Executive Session and the motions were made when the board re-adjourned the regular board meeting. A motion was made by Liz Lawlis and seconded by Megan Jaeger to approve the minutes as amended. 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 June 30, 2018 (Cash & Accrual Basis); the Profit & Loss as of June 30, 2018; the Profit & Loss Budget vs. Actual January through June 2018; and the Unpaid Bills Detail Report as of July 10, 2018. Two checks need to be added to the Unpaid Bills Report; a check to Donna Witt for postage for \$8.52 and the other one to Cagle, Carpenter and Hazelwood for attorney fees, for \$1,202.50. The POA has \$139,411.61 in the Wells Fargo Checking Account; \$29,100.79 in the CD at Texas Hill Country Bank; and \$37,551.78 in the Reserve Account at Texas Hill Country Bank, for a total of \$206,064.18. As of June 30, 2018, the POA has a Net Income of \$89,350.53. A motion was made by Diane Segura and seconded by Meagan to approve payment of the bills. The motion carried. The Treasurer's Report was accepted.
- COMMITTEE REPORTS** **STANDING COMMITTEES:**
- Architectural Control:** Liz Lawlis said the committee met to review the plans that were submitted for a new home. The plans did not meet the minimum requirement of 1600 square feet, so the contractor was asked to make the necessary changes to meet the requirements. Another new home is planned, but the paperwork has not been submitted for review.

COMMITTEE REPORTS, (Cont'd.)

Nominating: Marilyn Dawson said a Nominating Committee Chairman is needed, as well as two property owners. Megan Jaeger volunteered to serve as chairman. Two property owners will be selected to serve also.

By-Laws: No report.

Covenants: Donna Witt asked about the portable toilet on Valley Oak Drive. The toilet is needed for a new home that is going to be constructed on that site. Diane Segura reported that letters are being sent to property owners on trailers, boats, and RV's that are in violation of the covenants.

Roads: Donna Witt reported that six bids were sent out to road contractors. She expected three bids, but only one was received. The road signs have been received and will be put up as soon as possible.

Mowing/Trees: Liz Lawlis reported that the mowing fee has been paid by nearly everyone who authorized the POA to mow their lots. The lots are being mowed for those who have paid.

Social Activities: Diane Segura said she is organizing the National Night Out for Tuesday, August 7, 2018. The location has not been determined at this time. Terry Segura will provide the music and property owners will be asked to participate in providing refreshments for a potluck or appetizers/snacks. A variety of activities for the children is also planned. The yard-of-the-month award will be continued through October.

Finance: This report will be discussed during Executive Session.

OLD BUSINESS

Road Bids: Marilyn Dawson opened the bid that was received from Paveco. According to the Better Business Bureau, the company is rated A+ for Road Contractors. Paveco submitted three bids for the proposed road construction for 2018. Since this is the only bid that was received, the board will review the bid and make a decision within the next seven days.

BID #1:

1) Flying L Drive from Brown Saddle Place to Creekside parking lot. Remove failing chip seal, re-work base 20' wide; and apply two course chip seal.
TOTAL: 5,858 sq.ft. for \$9,981.00.

2) Spanish Grant Drive to Valley Oak Drive. Overlay with Hot Mix Asphalt 2" compacted to 1.5", rework and build up shoulders and edges where needed.
TOTAL: 1,100' x 16' for \$25,520.00.

BIDS FOR ROAD CONSTRUCTION, (Cont'd.)

3) Valley Oak Drive (Valley Oak Circle) past Spanish Grant Drive to new chip seal addition. Add a single chip seal from Spanish Grant to the new section on Valley Oak. Patch edges and holes with Hot Mix Asphalt, rework shoulders, and chip seal edges to prevent deterioration.

TOTAL: \$12,600.00

4) Creekwood Drive and Flying L Drive; Quail Valley Place and Quail Valley Drive; Valley View and Bottle Springs Road. Patch holes and utility trench, overlay intersections with Hot Mix Asphalt, and extend wing of culvert with Hot Mix Asphalt.

TOTAL: \$2,900.00

5) Patch specified potholes. Patch 13 specified potholes with Hot Mix Asphalt.

TOTAL: 85 sq.ft. for \$1,660.00

BID #2

Valley Oak Drive culvert recommendation/proposal:

1) Dig out base material around culvert end on inside of curve to allow access to crushed end.

2) Re-open end of culvert to allow for unimpeded water flow.

3) Form to prepare for headwall and concrete pan in front of culvert entrance.

4) Pour headwalls and concrete pan.

5) Back fill around headwalls.

TOTAL: \$1,000.00

Mailbox Huts: The board will submit a proposal for bids to paint the mailbox huts.

Shed Shelving: No report.

Attorney's Recommendation on Requirement of \$1,000 Deposit for New

Homes: At the June board meeting, the board voted to approve the requirement of a \$1,000 deposit for the construction of new homes. The attorney was contacted for an opinion, and he said the POA can require the deposit, but it will have to be added to the Covenants before the funds can be collected. The motion to approve the requirement of the deposit at the last meeting is null and void.

NEW BUSINESS

No new business was presented.

FLRPOA MINUTES

July 10, 2018

Page 4

PUBLIC FORUM

- 1) Larry Scott said he had started the construction of a building without submitting the application to the ACC, so he was not allowed to proceed until documentation was submitted. He said he was required to combine Lot 19 and 20 at a cost of \$2,000. He will submit his application to the ACC.
- 2) Leslie Rector said she had sent an email to Dan Chapa with some suggestions for the ACC, but she has not heard from him. She submitted a copy of the suggestions to the board for their review. She suggested the board develop a procedure for the appointment of a board member when a vacancy occurs and include it in the By-Laws. This would ensure consistency with future boards. It seems every board has done it differently. Perhaps, a review of property owners who ran for the board at the previous election could be considered for appointment.
- 3) Jay Call informed the board that the boat in her yard will be moved by the weekend. She expressed her concern over the traffic driving over 20 mph on the Ranch. She said the black dog is still roaming on Deerwood and has been in the area for several years. A dog catcher will be called to trap the dog.

**EXECUTIVE
SESSION**

The meeting was adjourned to go into Executive Session at 7:35 p.m. The agenda included: Legal Matters, Enforcement Actions, Late Fees/Collections, and Contract Negotiation. After discussing the agenda items, the board adjourned the Executive Session at 8:29 p.m. to resume the regular meeting.

**RE-ADJOURN
REGULAR
MEETING**

The regular board meeting was re-adjourned at 8:30 p.m. The following motions were made:

A motion was made by Donna Witt with a second by Liz Lawlis, to file a Motion of Appearance in the tax suit filed by Bandera County on Section 17, Lot 16S. The motion carried unanimously.

A motion was made by Donna Witt and seconded by Megan Jaeger to write off uncollectible bad debt on the following properties: Section 11, Lot 9; Section 17, Lots 16N, 18N & 22N; and Section 14, Lots 3 & 4. The motion carried. Donna Witt made a motion, seconded by Liz Lawlis, to file Lien Affidavits for late dues on the following properties: Section 6, Lot 38; Section 15, Lot 36; Section 16, Lot 38; Section 4, Lot 19; Section 12, Lot 46; Section 4, Lot 14; Section 15, Lot 34 & 35; Section 5, Lot 41; Section 6, Lot 40; Section 11, Lot 8; and Section 15, Lot 47. The motion carried.

A motion was made by Donna Witt with a second by Diane Segura, to begin foreclosure proceedings on Section 5, Lot 37. The motion carried.

FLRPOA MINUTES
July 10, 2018
Page 5

ADJOURNMENT

A motion was made by Donna Witt and seconded by Liz Lawlis to adjourn the meeting at 8:39 p.m. The motion carried.

Respectfully Submitted,

Kathy Antwine, Recording Secretary