

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 9, 2021**

**MINUTES**

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

- PRESENT** Woody Baker, Zachary Galm, Mark Gill, Bob Haueter, Glen McComb, Diane Segura, and John Simmons.
- ALSO PRESENT** Doug Stevens, Nancy Rowton, Rick, Rowton, Darrell Jalowiec, Dee Smith, Megan Lamb, and Raenell Aragon.
- CALL TO ORDER** The meeting was called to order at 7:06 p.m. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Woody Baker.
- PLEDGE OF ALLEGIANCE** The pledge of allegiance was led by Mark Gill.
- APPROVAL OF MINUTES** A motion was made by Glen McComb and seconded by Woody Baker to approve the minutes of the January 16, 2021 Annual Meeting and the minutes of the January 16, 2021 regular board meeting. The motion carried unanimously.
- TREASURER'S REPORT** Liz Lawlis, Treasurer, presented the Treasurer's Report. The report included: the Profit & Loss Actual vs Budget, January thru February 2021; the Balance Sheet (Cash & Accrual Basis) as of February 28, 2021; and the Unpaid Bills Detail Report. The POA has \$184,763.44 in the Checking Account at Wells Fargo Bank; \$30,301.97 in the CD in Texas Hill Country Bank; and \$56,455.91 in the Reserve Account at Texas Hill Country Bank for a total of \$271,521.32. As of February 28, 2021, the POA has a Total Income of \$96,980.54; Total Expenses of \$3,856.24; for a Net Income of \$93,124.30. A copy of the bank statement for the checking account and the reserve account are included. The board instructed Liz Lawlis to explore other investment options to obtain a better interest rate on the POA funds in the bank. A motion was made by Diane Segura and seconded by Glen McComb to approve the Treasurer's Report. The motion was approved unanimously. A motion was made by Glen McComb and seconded by Woody Baker to approve the unpaid bills. The motion carried unanimously.
- PUBLIC FORUM**
- 1) Doug Stevens said there is a gap in the fence on Bottle Springs Road.
  - 2) Darrell Jalowiec asked when Shady Oak Drive will be repaired.
- COMMITTEE REPORTS** **STANDING COMMITTEES:**

## FLRPOA MINUTES

Page 2

March 9, 2021

**Architectural Control:** There are seven homes under construction at this time. One is near completion and another has just started. There is one application that is needs updated plans. More discussion is needed on one home due to a concern about the easement. On January 29, 2021 an emergency meeting was held to address the issue of a contractor working past midnight on the foundation of a new home, due to the concrete delivery showing up date. The ACC Application was amended to specify the beginning and ending time for construction workers. A motion was made by Mark Gill and seconded by Zach Galm to add a requirement for a form survey to be added to the builder's package and approve the minutes of the meeting. The motion carried unanimously.

**Nominating:** No report.

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

**Roads:** Last year the board interviewed five paving contractors and Hill Country Paving was selected to repair the roads on the Ranch. Independent of the board, the contractor was asked to do a survey of the roads on the Ranch and to evaluate the roads in greatest need of repair, using a rating of A, B, or C. A Road Schedule was developed, indicating a five-year schedule for road repairs. It was determined Glen Valley Circle was rated as a "C" and most in need of repair. Hill Country Paving submitted a bid of \$77,400 to asphalt Glen Valley Circle. The decision on road repairs will be tabled at this time.

**Mowing/Trees:** Last year, the POA contracted with a company to remove all the dead trees in the Ranch and trim the trees overhanging the roadways to a height of 14 feet. There is no need at this time to remove or trim any more trees. The mowing of roadways and common areas will resume within the next month. The POA has removed several dead deer on Flying L property this winter.

**Social Activities:** No report.

**Finance Committee:** Mark Gill has agreed to chair the Finance Committee.

**Crime Watch:** This committee will be developed when the Sheriff's Department agrees to meet with the POA.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

**Website Directory:** Since the new website is up and running, the Property Owner Directory will be placed on the website. It will be password protected and available to property owners only. All property owners will be contacted for approval to add their name, address, phone and email to the directory. A motion was made by Diane and seconded by Mark Gill to develop the directory and place it on the website. The motion passed unanimously.

**FLRPOA MINUTES**

**Page 3**

**March 9, 2021**

**Management Certificate:** A motion was made by Diane Segura and seconded John Simmons to approve the Management Certificate Policy for 2021. The motion passed unanimously.

**Breach of a Fence on Bottle Springs Road:** Someone has cut a section of the fence on Bottle Springs Road large enough for a car to enter the property. The tracks lead to the POA dumpsters and the burn pit belonging to the Resort. A motion was made by Diane Segura and seconded by Glen McComb to send a letter to the owner of the lot advising him to repair the fence within the next thirty (30) days and put up a “No Trespassing” sign. The motion passed unanimously.

**ADJOURN TO  
EXECUTIVE  
SESSION**

The board adjourned the regular meeting to meet in Executive Session at 8:05 p.m. to discuss Legal Matters, Enforcement Actions, and Late Fees & Collections. The Executive Session adjourned at 8:30 p.m.

**RE-ADJOURN  
REGULAR  
MEETING**

The regular session of the board resumed at 9:00 p.m. The following actions were taken:

- 1) The owner of Section 13, Lot 57 has requested a payment plan for his past due fees of \$1,194.07. He owes \$862.00 in dues, \$300 in late fees, and \$32.70 for the lien filing fee. A motion was made by John Simmons and seconded by Mark Gill to approve a payment plan for 12 months. Within that time period, all dues (\$862) and expenses (\$32.70) must be paid and upon completion of the payment plan, the \$300 in late fees will be waived and he must stay current on all future dues. The motion passed unanimously.
- 2) The owner of Section 6, Lot 40 owes \$2,105.33. The property was sold at a Sheriff’s sale and must be written off. A motion was made by Glen McComb and seconded by Woody Baker to write-off the debt. The motion passed unanimously.
- 3) Bander County has foreclosed and taken ownership on two POA properties, because they were unable to sell at a Sheriff’s sale. The POA must write off \$2,853.40 for Section 17, Lot 16S and \$1,319.59 for Section 16, Lot 38. A motion was made Diane Segura and seconded by Glen McComb to write off the debit for Section 17, Lot 16S and Section 16, Lot 38. The motion passed unanimously.
- 4) After discussion on POA road repairs, a motion was made to postpone a decision on road repairs until the issue is resolved.

**ADJOURNMENT**

A motion was made by and seconded by to adjourn the meeting at 9:10 p.m. The motion carried unanimously.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary