

**FLYING L RANCH PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
September 13, 2022**

MINUTES

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

PRESENT Woody Baker, Mark Gill, Tom Goldstein, Sharon Lee Buchanan, Glen McComb, and Brenda Zubieta

ABSENT Bob Haueter

ALSO PRESENT Diane Segura, Terry Segura, Leslie Rector, Larry Marsh, Sybil Marsh, June Baker, Paula Tasin, Rick Allen, Traci Bellis, Savannah Hartsfield, Wayne Wilkinson, Jodi Mensch, Larry Mensch, Doug Stevens, Steve & Rayla Childers, Judd Ryan, Cindy Stevens, Kathy Antwine, Recording Secretary, and Liz Lawlis, Treasurer (Zoom).

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

INVOCATION The invocation was given by Sharon Lee Buchanan.

PLEDGE OF ALLEGIANCE The Pledge of Allegiance to the United States Flag and the Texas Flag was recited by the members.

APPROVAL OF MINUTES A motion was made by Glen McComb and seconded by Woody Baker to approve the minutes of the July 12, 2022 meeting. The motion carried unanimously.

TREASURER'S REPORT Liz Lawlis, Treasurer, presented the Treasurer's Report to the board. The report included: the Balance Sheet (Accrual) as of August 31, 2022; the Profit & Loss Actual vs. Budget January through August 2022; the Profit & Loss Monthly & YTD January through August 2022; and the Unpaid Bills Report as of September 13, 2022. The POA has \$172,988.23 in the Wells Fargo Checking Account; \$30,445.86 in the CD at Texas Hill Country Bank and \$56,564.35 in the Reserve Account at Teas Hill Country Bank. As of August 31, 2022, the POA has a surplus of \$88,730.62. The budget for roads has \$50,000 available for road construction to new homes, if needed. Two more checks were added to the Unpaid Bills Report:

- 1) a check for \$146.00 for legal fees to Cagle Pugh, and
- 2) a check for \$1,500.00 to Rodney Wilkinson to return the construction deposit on the completion of the home in Section 5, Lot 23.

A motion was made by Glen McComb and seconded by Tom Goldstein to accept the Treasurer's Report and approve payment of the bills. The motion carried unanimously.

PUBLIC FORUM

- 1) Leslie Rector presented several concerns about board procedure:
 - Board member communication by phone with the attorney,
 - Recording minutes to ensure accurate transcription,
 - Interpretation of the 1997 and 2010 Agreements by the board regarding road repairs,
 - Article IV of the By-Laws addressing removal of a board member

- 2) Savannah Hartsfield expressed a concern that the mailman does not make home delivery for packages received in the mail. Due to the limited number of package boxes at the Mailbox Annex, she has to go to the Bandera Post Office to pick up her packages. She would like to have more communication from the Resort.

**COMMITTEE
REPORTS**

Architectural Control: Larry Mensch reported that there are eleven homes under construction at this time and two were completed last week. He has received two more applications for new homes.

Nominating: The term of four board members will expire this year and will be filled at the Annual Meeting in January 2023. The Notice of Election will be mailed to all property owner, no later than October 15, 2022 announcing the deadline for applications for the open positions. The ballots for voting will be mailed to all property owners on December 15, 2022.

By-Law/Covenants: Tom Goldstein reported that the committee will be revising the By-Laws and Covenants and will present the changes at the November meeting.

Roads: Woody Baker reported that Flying L Drive along the #16 Fairway was repaired with asphalt and two culverts were replaced. There are two new homes that are almost completed at this time. Upon completion of the home, the board will make arrangements to extend the road to the new home, when funds are available.

Mowing/Trees: Glen McComb said the common areas and roadways have been mowed. An evaluation for trimming the tree canopy over the roads was done on all the trees and they will be trimmed in February 2023.

Finance Committee: No report

Social Activities: Brenda Zubieta reported that there was very little interest in having the POA community picnic this year. Plans are being made for a Community Yard Sale in November. She is planning a Christmas Party at the Branding Iron in December. Information on the date will be provided later.

Crime Watch: Dan Knight has ordered stickers to identify the property owners' cars. Signs advertising the Crime Watch Program have also been ordered.

OLD BUSINESS

Mailboxes: Liz Lawlis reported that she had talked to the postmaster and was told that the mailboxes being used currently are not approved by the U.S. Postal System. He said the locks have not kept the mail secure and the POA needs to replace at least one bank of mailboxes. A motion was made by Glen McComb and seconded by Woody Baker to purchase a 16-door mailbox for \$2,219.00 from Mailbox USA.com. The motion carried unanimously. The bolts and installation will be an extra expense.

Lease Agreement to Add Mailboxes: Since the Resort owns the property being used for the mailbox annex, Doug Stevens recommended the two parties enter into a lease agreement for the mailboxes.

NEW BUSINESS

Community Wide Picnic: The picnic has been postponed until next year.

ADJOURN TO
EXECUTIVE
SESSION

A motion was made by Glen McComb and seconded by Brenda Zubieta to adjourn to Executive Session at 8:05 p.m. to discuss Legal Matters, Enforcement Actions, Late Fees and Collections.

RE-ADJOURN
REGULAR
MEETING

The regular session of the board resumed at 8:25 p.m. A motion was made by Tom Goldstein and seconded by Brenda Zubieta to increase the salary for the Treasurer and Recording Secretary to \$1,000.00 per month effective on September 1, 2022. The motion carried unanimously.

ADJOURNMENT

A motion was made by Glen McComb and seconded by Woody Baker to adjourn the meeting at 8:35 p.m. The motion carried.

Respectfully Submitted,

Kathy Antwine, Recording Secretary