

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 12, 2019**

**MINUTES**

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

- PRESENT** Woody Baker, Bob Haueter, Megan Jaeger, Liz Lawlis, Glen McComb, and Diane Segura
- ABSENT** Amanda Christensen
- ALSO PRESENT** Bob & Janet Williams, Maurice Doublet, III, Frank & Sally Reyes, Chris Molnar, Brenda Zubieta, David Hartman, Cindy & Doug Stevens, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** The meeting was called to order at 7:00 p.m. by Bob Haueter, Chairman.
- INVOCATION** Woody Baker gave the invocation.
- PLEDGE OF ALLEGIANCE** The Pledge of Allegiance was led by Doug Stevens.
- APPROVAL OF MINUTES** A motion was made by Diane Segura and seconded by Glen McComb to accept the minutes of the October 23, 2019 Special Meeting. The motion carried unanimously. The minutes from the August 13, 2019 Meeting and the August 29, 2019 Special Meeting were approved electronically on October 13, 2019. A motion was made by Diane Segura and seconded by Glen McComb to accept the minutes that were approved electronically. The motion carried unanimously.
- TREASURER'S REPORT** Liz Lawlis, Treasurer, presented the Treasurer's Report, which included: the Balance Sheet as of October 31, 2019 (Cash & Accrual Basis); the Profit & Loss for October and YTD; the Profit & Loss Actual vs. Budget January through October 2019; and the unpaid Bills Detail as of November 12, 2019. A bill from the Flying L Resort was added to the Unpaid Bills Report for \$503.38 for chemicals to spray the sides of the roads in the Flying L Subdivision. The POA has \$153,668.97 in the Checking Account at Wells Fargo Bank; \$29,650.68 in the CD at Texas Hill Country Bank and \$56,271.41 in the Reserve Account at Texas Hill Country Bank for a total of \$239,591.06. As of October 31, 2019, the POA has a Net Income of \$104,263.11. A motion was made by Glen McComb and seconded by Woody Baker to accept the Treasurer's Report and pay the bills. The motion carried unanimously.
- COMMITTEE REPORTS** **STANDING COMMITTEES:**
- Architectural Control:** The POA has not received any new applications for new homes, but we are expecting to receive two applications.

**Architectural Control, (Cont'd.):** A letter was sent to the property owner who did not complete construction on his house within the required one year time period. He was given five more months to complete the house and is progressing within the parameters that he was required to meet to finish construction within the five month period.

**Nominating:** The POA has received one application for the open board member positions.

**By-Laws/Covenants:** Liz Lawlis presented some of the proposed covenants changes.

**Roads:** Woody Baker reported that the board voted to approve asphalt for all the roads in the Flying L.

**Mowing/Trees:** There isn't as much mowing being done since the weather has gotten cooler. A survey will be done on the dead trees to determine how many need to be removed next year.

**Social Activities:** The POA will host a Christmas Party on Friday, December 6, 2019 from 6:30-8:30 p.m. at the Branding Iron at the Flying L Resort. Drinks and snacks will be provided. Everyone is invited to bring an ornament to exchange at the party.

**Finance Committee:** No report

**Crime Watch:** A meeting will be set up with a representative from the Sheriff's Office to organize a Crime Watch Committee for each street in the Flying L. More information will be provided at a later date. Property owners are invited to attend the meeting.

**OLD BUSINESS**

**Consider Bids for Roadwork:** A bid for roadwork for 2019 was submitted to contractors in the area and the following contractors have submitted a bid: Hill Country Sealcoat and Asphalt, ProLine Paving LLC, and JC Pavement. The bid will be awarded at the December 10, 2019 board meeting.

**Variance for Lots 53 & 54 in Section 12:** The board approved a variance to release only the ten-foot (10 ft.) setback on each side of the property line between Lots 53 and 54, in Section 12 for the purpose of allowing existing construction across the two lots.

**NEW BUSINESS**

**Management Policy:** The board unanimously approved the Management Policy listing Bob Haueter as the Chairman of the POA.

**Increase Transfer and Resale Fee:** A motion was made by Liz Lawlis and seconded by Glen McComb to increase the Transfer Fee and the Resale Fee to \$100 each. The motion passed unanimously.

**Budget for 2020 Including Property Dues:** The board reviewed the existing budget and recommendations were made for funds needed in each account for the Budget for 2020. Since the roads are the major expense for the association, \$80,000 was placed in the Roads Budget. The rest of the budget accounts were adjusted based upon needs in 2020. A recommendation was made to reduce the dues assessment from \$165 to \$160 per lot for the 2020 Budget year. A motion was made by Glen McComb and seconded by Woody Baker to approve the Budget for 2020 and reduce the dues assessment to \$160 per lot. The motion carried with five ayes and one nay.

**Recommended Changes to Covenants and By-Laws:** Liz Lawlis presented some of the changes that are being proposed for the covenants and by-laws. The rest of the changes will be presented at the December meeting. The proposed changes will be mailed to property owners in December, along with the ballot for the board election.

**Policy on Temporary Parking:** A policy was proposed requiring property owners fill out a form on the web site indicating the time period they would have their trailer, boat, RV, etc. located at their residence. This will provide documentation and information for the board. A motion was made by Diane Segura and seconded by Woody Baker to approve the policy on temporary parking for trailers, RV's, boats, etc. The motion passed unanimously.

**PUBLIC FORUM**

- 1) Penny Bateman recommended that proof of funds be provided by the property owner with submission of the ACC Application.
- 2) David Hartman asked if the fire hydrants are checked to see if they are working. He also asked who he could contact to remove utility lines that are hanging in the trees at the back of his property. He also asked for more information on the Crime Watch Committee.
- 3) Sally Reyes asked where the school bus picks up students in the morning.
- 4) Brenda Zubieta said the golf course was looking great! She asked if there were any plans to replace the fences around the golf course.

**EXECUTIVE  
SESSION**

The board adjourned at 8:52 p.m. to go into Executive Session to discuss Legal Matters, Enforcement Actions, Late Fees & Collections and Contract Negotiations.

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**RE-CONVENE**  
**REGULAR**  
**MEETING**

The regular meeting resumed at 8:57. The following action was taken by the board:

A motion was made by Liz Lawlis and seconded by Glen McComb to write-off a \$10,695.74 bad debt owed by a property owner. The motion carried unanimously. No other action was taken.

**ADJOURNMENT**

A motion was made by Diane Segura and seconded by Liz Lawlis to adjourn the meeting at 9:02 p.m. The motion carried.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary