

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
SEPTEMBER 26, 2023**

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

PRESENT Sharon Lee Buchanan, Caroline James, Dan Knight, Larry Mensch

ABSENT Brenda Zubieta

ALSO PRESENT Brent Buchanan, Jodi Mensch, Chuck & Mary Dye, Nancy & Brian Caldwell, Gary Geldart, Larry & Sybil Marsh, Madeline & James Ernsberger, Virginia & Kenny Owens, Steve & Rayla Childers, Leslie Rector, Ellen sides, Agnie Knight Chris Darden, June Baker, Steve & Lauren Schwarz, Savannah Hartsfield, Wade & Evette McBroom, Doug & Cindy Stevens. Attending By ZOOM: Mike Moore, Marilyn Larson, Louise Henson, Maricarol Darden, Dee Smith, Lindsay Pichard, Brenda Zubieta

CALL TO ORDER At 7:00 PM

QUORUM PRESENT Yes

INVOCATION The invocation was led by Caroline James

PLEDGE OF ALLEGIANCE The pledges of allegiance were led by Dan Knight and Liz Lawlis

APPROVAL OF MINUTES Minutes of the July 11, 2023 Board Meeting Were Approved by Electronic Vote with No Changes.

Record of Electronic Votes for July, August & September 2023 read by Secretary, Kathleen Segura:

July 19, 2023 – Dan Knight made a motion to accept Glen McComb’s resignation from the board. Second by Larry Mensch. Motion passed unanimously.

July 20, 2023- Sharon Buchanan made a motion to move the meeting date from September 11, 2023 to September 26. Second by Larry Mensch. Motion passed unanimously.

August 5, 2023 – Dan Knight made a motion to accept Brenda Zubieta’s resignation as Chairman of the Board. Second by Caroline James. Motion passed unanimously.

August 13, 2023 – August expenditures were approved with no changes.

September 10, 2023 – Larry Mensch made a motion to increase the vacant lot mowing fee from \$25 to \$35. Second by Sharon Buchanan. Motion passed unanimously.

September 11, 2023 – Larry Mensch made a motion to increase the mowing operator’s pay from \$15 per hour to \$25 per hour. Second by Sharon Buchanan. Motion passed unanimously.

TREASURER'S REPORT

Liz Lawlis, Treasurer, presented the Treasurer's Report to the Board. The Checking has a balance of \$8,579.66, Money Market Acct-TX Partners is 40,098.31, CD Texas Partners Bank is \$31,011.24 and the Reserve Account at Texas Partners Bank is \$103,015.92. Accounts Receivables are currently at 33,726.99. There is a Budget Surplus of \$60,060.93.

Larry Mensch made a motion to approve Treasurer's Report and payment of September expenditures in the amount of \$2,376.51. Caroline James seconded the motion. The motion passed unanimously.

PUBLIC FORUM

The speakers were: Chuck Dye, Gary Geldart, Steve Childers, Lauren Schwarz, Savannah Hartsfield, Doug Stevens and Leslie Rector

COMMITTEE REPORTS

Architectural Committee: Kathleen Segura reported for Lindsay Pichard, ACC Chair, that there was 1 carport request that was denied, 1 fence approval, 1 shed approval, 1 repaint approval, 1 slab approval, 1 roof approval and 1 pending new home build.

Nominating: No report

By-Laws/Covenants: No report

Covenants Compliance: Sharon Lee Buchanan reported that there were 10 violations noted. All have been resolved except for one. She thanked the community for their compliance. She also stated that the Committee had completed the Information Packet for New Residents which will be given to new homeowners.

Roads: Dan Knight thanked Savannah Hartsfield for her concern about paving the end of Brown Saddle Circle and would take it under advisement. Steve Childers added that the PUD was hiring a professional crew to repair Edgewood Circle.

Mowing/Trees: Larry Mensch reported that the John Deer Tractor owned by the POA is being serviced by Tellus. He then made a motion to hire Randy Morrison as the mowing operator. It was seconded by Sharon Buchanan and passed unanimously.

Social Activities: no report

Crime Watch: Dan Knight said that he still has Residential Stickers for vehicles if anyone needs one and gave a reminder to keep your vehicle locked at night because all vehicle thefts reported. Caroline James added that homeowners need to be sure their home displays the house number so that Emergency vehicles can find it. This is a safety issue for the resident.

Mailboxes: Liz Lawlis read a statement from John Goode regarding the lights at the mailboxes. Mr. Goode is requesting that any future problems with the lights at the mailboxes be handled by him since he designed, installed and does

frequent maintenance on them. The Board would like it noted in the minutes that Mr. Goode's request will be honored.

OLD BUSINESS

Resident who requested to be placed on Agenda concerning variance did not come to meeting,

**ADJOURN TO
EXECUTIVE
SESSION**

The board adjourned to Executive Session at 7:50 pm to discuss: Legal Matters, Late Fees and Collections.

**RE-ADJOURN
REGULAR
MEETING**

The board resumed the regular meeting. Time: 8:10 PM

A. Elect New Chairman and Vice Chairman to fill vacancy.

A motion was made by Sharon Buchanan to elect Dan Knight as Chairman of the FLPOA. Second by Caroline James. Motion passed unanimously.

A motion was made by Sharon Buchanan to elect Larry Mensch as Vice Chairman. Second by Caroline James. Motion passed unanimously.

B. Three Open Positions for Directors on FLPOA Board

A motion was made by Sharon Buchanan to place the Board Vacancies on the Ballot to be voted on January 13, 2024. Second by Caroline James. Motion passed unanimously.

C. Request for Building Setback Variance on Sec 6, Lot 39

Larry Mensch made a motion for the POA to vacate 176' of the Front Lot Line of the 20' Building Setback that is controlled by the POA on Section 6, Lot 39. The 176' will begin at the corner of C1 and continue through C2 as indicated on the Lot Survey provided by property owner. A 65.82' portion of the Front Lot Line will still contain the 30' Building Setback. Second by Caroline James. Motion passed unanimously.

D. Request of Late Fees Waiver on Sec 15, Lots 34 & 35

A motion was made Caroline James to waive the late fees for Section 15, Lots 34 & 35 upon completion of payment of past dues and miscellaneous fees. Second by Larry Mensch and passed unanimously.

ADJOURNMENT

Meeting adjourned by Chairman, Dan Knight at 8:20 pm.

Respectfully Submitted,

Kathleen Segura

Kathleen Segura, FLPOA Secretary