

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
January 16, 2021**

MINUTES

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

- PRESENT** Woody Baker, Bob Haueter, Glen McComb, Diane Segura, Garry Schneider (Proxy by John Simmons), and John Simmons
- ABSENT** Amanda Christensen
- ALSO PRESENT** Mary Pollard, Liz Koeninger, Vera Stiller, David Delgado, Frank & Sally Reyes, June Baker, David Hartman, Zachary Galm, Leslie Rector, Michele Kosmalski, Travis Caza, Allen Caza, Larry & Sybil Marsh, Cindy & Doug Stevens, Susan Andreson, John Goode (Zoom), Carol Wolf (Zoom), Liz Lawlis, Treasurer, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** The meeting was called to order at 10:05 a.m. by Bob Haueter, Chairman. There being a quorum, the meeting proceeded.
- INVOCATION** The invocation was given by John Simmons.
- PLEDGE OF ALLEGIANCE** The Pledge of Allegiance to the Flag was led by Cindy Stevens. She also led the Pledge to the Texas Flag.
- APPROVAL OF MINUTES** A motion was made by Glen McComb and seconded by Woody Baker to approve the minutes of the January 18, 2020 Annual Membership meeting. The motion carried unanimously.
- TREASURER'S REPORT** Liz Lawlis, Treasurer, presented the Treasurer's Report. The report included: the Balance Sheet (Cash & Accrual Basis) as of December 31, 2020; the Profit & Loss Actual vs. Budget January through December 2020; the Budget for 2021, and the Unpaid Bills Detail Report. The POA has \$103,246.64 in the Checking Account at Wells Fargo Bank; \$30,301.97 in the CD at Texas Hill Country Bank and \$56,442.22 in the Reserve Account at Texas Hill Country Bank for a total of \$189,990.83. As of December 31, 2020, the POA has a Total Income of \$137,288.61; Total Expenses of \$170,584.51; for a Net Profit of \$(33,295.90.) The POA collected 96% of the amount budgeted for dues for 2020 and the POA has a surplus of \$1,769.10. A motion was made by John Simmons and seconded by Glen McComb to approve the Treasurer's Report. The motion passed unanimously.
- PUBLIC FORUM** 1) Leslie Rector addressed the board about the abatement of the lot assessment. She said, according to the POA Covenants and Texas State Law, the owner of a lot is required to pay the assessment fee determined by the board. She said neither the property owners nor the board can vote to abate the fees owed by the lot owner. Also, the Covenants state that all lots are for residential purposes and commercial and industrial users are strictly prohibited. She addressed other

FLRPOA MINUTES

January 16, 2021

Page 2

concerns regarding selective enforcement of the Covenants and the installation of a gate blocking a POA road.

2) Bob Haueter explained that the board contacted the POA Attorney regarding the abatement of lots. The Attorney advised that the board place the abatement request on the ballot, because the board does not have the authority to abate a lot. The abatement of lots can be done if the property owners approve the request, since it impacts all of the members of the association. In the attorney's opinion, the lots that have been abated in the past were due to a legal settlement between the Ranch and the POA. All of those lots previously abated must stand and the board cannot change them. A committee will be organized to investigate the concern about blocking POA roads.

3) Michelle Kosmalski encouraged the board to enforce covenants equally to all property owners. She said a management company would be the best thing for the POA.

4) Susan Andreson said she has lived in communities that had management companies and it is very expensive.

5) David Hartman reported that he still has utility lines hanging in the trees on his property. The PUD made arrangements with BEC to have the lines removed, but there are several other utility companies who need to make the repairs.

FLYING L RESORT AND GOLF COURSE REPORT

Doug Stevens and Cindy Stevens provided information and plans for the Resort and Golf Course. Doug Stevens said there was a big down turn in business in 2020. They have taken the opportunity to continue to work, improve and learn more about the property they purchased. The latest improvement has been on the golf course which was opened in 1972 as an 18-hole course. There have been some issues with the greens, since they are 29 years old. The Resort will excavate the soil and rebuild the greens and upgrade the quality of the putting greens and tee boxes. They have already been working on the fairways, roughs, and bunkers. The irrigation system will also be upgraded to maintain the greens and tee boxes. The projected time to complete refurbishing the back nine is about the middle of the summer, since it takes more time for the grass to grow from seed. Since the back time is closed, the golfers will play the front nine twice. Cindy Stevens said their business has been affected by cancellations of reservations at the Resort due to the health concerns about large group gatherings due to the CO-VID pandemic.

PUBLIC L UTILITY REPORT

Since the representative from the PUD could not attend the meeting. Bob Haueter said one of the concerns that was raised last year was whether there was sufficient water for the community to support the subdivision. A suggestion was made to enforce guidelines for desert landscaping. The other issue raised was to require an individual to own two lots and dedicate one as an unbuildable lot. The

FLRPOA MINUTES

January 16, 2021

Page 3

water for our community comes from the Trinity aquifer and, even though it serves a large area, it has maintained sufficient water. The concern by the PUD is the waste water treatment plant and whether it will be able to accommodate all of the water needed for the system. Another issue was the overflow of trash at the dumpsters. The PUD is urging everyone to flatten their boxes to provide more space in the dumpster. The PUD is looking into purchasing lift stations to add more sections to the sewer system; however, the equipment is extremely expensive. To add a lift station, there would have to be at least 20 homes in the section to justify the cost. There does not seem to any concern for the POA to consider any other actions on our behalf

COMMITTEE REPORTS

STANDING COMMITTEES:

Architectural Control: Woody Baker reported that there are eight homes under construction at this time. Most everyone is very cooperative about what they need to do to receive approval for construction.

Covenants & By-Laws: No report

Roads: Woody Baker said Hill Country Sealcoat will check on all the roads in the subdivision and an estimate will be provided for the pothole repairs needed. There is \$83,000 in the Roads budget. The next project will be selecting the road that is in need of repair.

Mowing & Trees: Glen McComb reported that this is a slow time for mowing, but it will start up again in the spring. The trees that needed to be trimmed or removed were addressed last year.

Social Activities: Amanda Christensen organized a POA Yard Sale last year that was very successful. The POA plans to have another yard sale in the spring.

Finance Committee: The 2021 budget was approved in December.

REPORT FROM POA BOARD CHAIRMAN

Bob Haueter said he has been honored to serve as Chairman of the Board for the past year. It is a great community and he has enjoyed living here and plans to stay. There have been a number of challenges this past year. Due to the Co-VID pandemic, there were concerns about attending meetings, so the Zooming process has been used for two meetings. The board meets every other month and everyone is encouraged to attend. He said there were a number of reasons why he chose to run for the board:

1) The primary concern was to protect the equity of the investment in his home, as well as for the community. He said he will work to manage the POA resources and keep dues reasonable.

FLRPOA MINUTES

January 16, 2021

Page 4

2) He pledges to ensure that our community standards and covenants are enforced and all of our property values are maintained and protected. The POA has a committee that enforces our covenants and he encouraged property owners to adhere to the covenants themselves and report any concerns about others to the committee. The board members are volunteers, but they need the help of property owners to report any concerns about violations.

3) He said the board has stepped up the enforcement of covenants and has levied fines against those who chose to ignore the warnings. The board takes no pleasure in fining a homeowner, but will do so to protect property values.

4) The POA paved Edgewood Drive and Edgewood Circle in 2020 and patched potholes. This will be done again in 2021. He thanked Woody Baker for his work as Chair on the Roads Committee.

5) The POA has a new website that is modern and up-to-date and will allow board members to receive emails from property owners in the community. He thanked Steve Childers and John Goode for their efforts in working on it as volunteers. There is a contest to reward property owners who submit pictures to be added to the website. Everyone is encouraged to check it out.

6) He said the POA has developed a strong relationship with the owners of the Ranch that benefits everyone who lives here, as well as the Ranch. He thanked Doug and Cindy Stevens for their strong commitment and willingness to work with the community. Again this year, the Ranch sprayed all of the roadsides for weeds and grass using their equipment and licensed personnel and the POA supplied the chemicals. He also thanked them for providing a place to hold our meetings that is accessible to everyone.

6) He said all the board members have worked very hard throughout the year to serve the community. He expressed thanks to the retiring board members, Amanda Christensen and Garry Schneider, for all of their work on behalf of the community. They will be missed. He said the POA was unable to have the spring picnic and bar-b-que and the Christmas party due to the virus, but hopefully, we will be able to have them this year. We did have a great garage sale and he thanked Amanda for leading that effort. The POA plans to have two garage sales this year. He invited anyone who wants to help to volunteer to participate in the committees. Finally, he thanked everyone for the opportunity to serve the community this past year.

NEW BUSINESS

None

OTHER BUSINESS

Annual Assessment for 2021: The annual assessment for 2021 will remain at \$160.00 per lot per year.

Date of 2022 Annual Membership Meeting: The Annual Membership Meeting for 2022 is scheduled for Saturday, January 15, 2022.

Service Awards: Amanda Christensen and Garry Schneider will be awarded with a plaque in recognition of their service on the Flying L POA Board.

**BALLOT
RESULTS**

Introduce the Tabulation Team: The following property owners volunteered their time to tabulate the votes for the Board Member election and the Covenants and By-Laws changes: Sally & Frank Reyes, David Delgado, Vera Stiller, Liz Koeninger, and Mary Pollard. Diane Segura, Executive Secretary, monitored the tabulation process.

Announce Board Member Election Results for 2021-2022: Following are the results of the Board election: Bob Haueter – 244; Zachary Galm – 236; Woody Baker – 226; and Mark Gill – 121; Leslie Dominguez – 116; Leslie Rector – 10; Rick Rector – 8; Steven Kappen – 3; and Kelly Burns – 2.

The following board members were elected to fill the four positions: Bob Haueter, Woody Baker; Zachary Galm, and Mark Gill. A motion was made by John Simmons and seconded by Woody Baker to accept the results of the election as presented by Diane Segura, Executive Secretary. The motion carried unanimously.

Announce the Results of the Proposed Changes to the Covenants: Following are the results of the Covenants:

1. ARTICLE III, Section 2(s) - 231 yes; 30 no
2. ARTICLE XI, Section 3 - 233 yes; 15 no

Announce the Results of the Proposed Changes to the By-Laws: The result of the By-Laws, ARTICLE IX, Section 4: 258 yes; 4 no.

Abatement of Lots: Following are the results of the abatement of lots:

1. Section 10, Lots 22 & 25 257 yes; 28 no
2. Section 12, Lot 30, 31 & 32 234 yes; 28 no
3. Section 15, Lot 37 191 yes; 25 no
4. Section 17, Lot 13 231 yes; 31 no

ADJOURNMENT

A motion was made by John Simmons and seconded by Woody to adjourn the Annual Membership meeting at 12:30 p.m.

Respectfully Submitted:

Kathy Antwine, Recording Secretary