

FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 13, 2019

MINUTES

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

- PRESENT** Ellen Biggs, Amanda Christensen, Bob Haueter, Liz Lawlis, Glen McComb and Diane Segura
- ABSENT** Megan Jaeger
- ALSO PRESENT** Steve Childers, Frank & Sally Reyes, Gary Manning, David G. Hartman, Donna Witt, Bob & Janet Williams, Maurice Doublet, III, Cindy Stevens, Woody Baker, Sandy Bredlau, Penny Bateman, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** The meeting was called to order at 7:00 p.m. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Ellen Biggs.
- APPROVAL OF MINUTES** A motion was made by Glen McComb and seconded by Liz Lawlis to accept the minutes of the July 9, 2019 meeting as presented. The motion passed.
- TREASURER'S REPORT** Liz Lawlis, Treasurer, presented the Treasurer's Report which included: the Balance Sheet as of July 31, 2019 (Cash & Accrual Basis); the Profit & Loss for July and YTD; Profit & Loss Actual vs. Budget January through July 2019; and the Unpaid Bills Detail as of August 13, 2019. Another bill was added to the Unpaid Bills Detail for \$290.06 to reimburse Ellen Biggs for street signs. The POA has \$155,451.20 in the Checking Account at Wells Fargo Bank; \$29,479.78 in the CD at Texas Hill Country Bank; and \$56,186.87 in the Reserve Account at Texas Hill Country Bank. As of July 31, 2019 the POA has a Net Profit of \$105,357.80. A motion was made by Glen McComb and seconded by Bob Haueter to accept the Treasurer's Report and pay the bills. The motion passed. A motion was made by Bob Haueter and seconded by Glen McComb to explore how much money can be moved from the checking account to a higher interest bearing account. The motion passed. The Finance Committee will explore the options and report to the board at the next meeting.
- COMMITTEE REPORTS**
- STANDING COMMITTEES:**
- Architectural Control:** One application has been approved for a new house on Glen Valley Circle.
- Nominating:** No report

FLRPOA MINUTES

Page 2

August 13, 2019

By-Laws/Covenants: The Texas State Legislature has passed five bills that apply to homeowner associations as of September 1, 2019. The covenants will be revised to include these bills.

Roads: A recommendation was made to postpone installing two cameras at the mailbox annex, since the person suspected of the vandalism is no longer on the Ranch. The budget for roads for 2019 was designated to repair potholes and build the road to two new houses. A proposal for bids will be submitted to contractors. A committee will be set up to do extensive research on road repairs and the development of a five-year plan. Penny Bateman, Woody Baker, and Terry Segura volunteered to be on the committee.

Mowing: Glen McComb said if there is a concern about mowing any area, please email him (glenmccomb@hotmail.com) and he will take care of it. The sides of the roads need to be sprayed to kill the weeds and grass growing into the roadway. Since Rusty Dowda does not have time, the POA needs to hire someone to spray the roadsides and trim the grass around trees, street sign posts, rocks, etc. The board instructed the Roads Committee to hire someone to spray the roadsides to prevent the growth of weeds and grass into the roadways. A concern was also raised about the thistles that have overgrown many lots. A motion was made by Bob Haueter and seconded by Diane Segura to hire a weed control service to spray thistles and weeds to take care of overgrown areas. The motion passed.

Trees: At this time, the only problem with trees has been broken branches that have fallen off of trees into the roadway, but they are removed as soon as possible.

Social Activities: The POA plans to have another Community Yard Sale in the fall.

Finance Committee: No report

Crime Watch: Bob Haueter has volunteered to set up a Crime Watch Program. The Sheriff's Department has an officer who is in charge of doing neighborhood watches and he will work with the community to organize the program. He said the programs work best when they are small. The best way to proceed would be to get a property owner who will host a meeting in their home.

OLD BUSINESS

Petition results on Extending Traffic Rules for Flying L: The POA, in conjunction with the owners of the Resort, considered options to monitor the speed limit on Flying L Drive. One of the options was installing more speed bumps, but this would be a problem with emergency vehicles. Another option was hiring an officer from the Sheriff's department. The POA would be charged an hourly fee for his time spent on the Ranch and the speed limit would have to be thirty miles per hour.

FLRPOA MINUTES

Page 3

August 13, 2019

Also, the Ranch would have to install official TxDOT_speed limit signs at thirty miles per hour. Since neither the POA nor the Resort is in favor of changing the speed limit from twenty to thirty miles per hour, or installing more speed bumps, there will be no changes made at this time.

Discuss Management Program on Axis Deer Population: Johnny Arredondo, Biologist for the Texas Parks and Wildlife Department, spoke to the board about the process used to manage the deer population. He said research has shown that the Axis deer is very competitive with the native white tail deer. They also carry diseases that kill the white tail. Overtime the white tail deer will die being in a competitive environment. Since the natural predators have been removed, eventually the area will become over-populated with Axis deer. He recommended doing a mobile survey over a 2-3 mile area over multiple days to determine the size of the herds. He will set up the process and turn it over to the POA to do a mobile count. A motion was made by Amanda Christensen and seconded by Bob Haueter to get a baseline survey of the Axis deer. The motion passed. Amanda Christensen, Penny Bateman and Steve Childers volunteered to participate in the training process.

Research on RV Lot: Amanda Christensen provided information on the possibility of providing homeowners a space to park their RV's, boats, trailers, etc. The cost of fencing could not be determined unless the lots have been designated. She also reviewed the storage facilities available in the area and the fee they charge. The monthly fees varied from \$65 for a covered space with electricity, to \$25 to \$45 for uncovered spaces. Also, the POA would have to find and purchase lots that would be large enough to accommodate large RV's. According to the insurance company, the POA would not be required to provide more insurance coverage. She suggested that the POA consider partnering with one of the other facilities, rather than providing the space on the Ranch.

Consider Treasurer and Secretary Attendance at Executive Session: The attorney for the POA said, currently, only the Directors are allowed to attend the Executive Session. The By-Laws would have to be amended to allow attendance at the Executive Session by the Secretary and Treasurer, at the discretion of the board. She also recommended the board members swear an oath of confidentiality.

NEW BUSINESS

Management Certificate Policy: The POA is required to update the Management Certificate Policy when the Chairman of the Board is changed. The policy will be filed at the Court House showing Ellen Biggs as the current chairman of the board.

Section 5, Lot 34 Needs Extension for Time to Build: The owner of Lot 34 in Section 5 was unable to complete his home within the required one year period due to limited funding. He is requesting an extension of five months to finish the construction. A motion was made by Bob Haueter and seconded by Amanda Christensen to give him five months if he submits a plan that shows progress on a monthly basis toward completion of the home. The motion passed.

FLRPOA MINUTES

Page 4

August 13, 2019

PUBLIC FORUM

- 1) Donna Witt said the sides of the roads need to be sprayed to kill the weeds and grass growing into the roads. The expenditure of money by the POA should provide a benefit for everyone, i.e. fireworks, community mixers, etc. Money should not be spent on benefits for a small group of owners.
- 2) Maurice Doublet recommended the board consider increasing the minimum size of houses to 2000 sq.ft. The average retirement house in the U.S. is 2000 sq.ft. This change needs to be done to maintain the value of our homes.
- 3) Woody Baker said in previous years, the POA scheduled community mixers that were popular. They were held at the Resort and a keg of beer was provided by the POA. The POA purchased the meat from the Resort and property owners brought a side dish. He would like to provide social events like this again.
- 4) Sandy Bredlau asked if the foundation for a new home on Deerwood meets the requirement of 1600 sq. ft.
- 5) Sally Reyes said she is a new resident on the Ranch. She wanted to know what amenities are available to homeowners.
- 6) Cindy Stevens said the Resort has live music every Friday night and on Saturday nights, the entertainment is provided by a DJ and Karoke. A brunch is offered on Saturday and Sunday. They also have overnight accommodations for visitors. You can call 423-280-3950 for more information.

EXECUTIVE SESSION

The board adjourned the regular meeting at 8:50 p.m. to go into Executive Session to address Legal Matters, Enforcement Actions, Late Fees & Collections and Contract Negotiations.

RE-CONVENE MEETING

The regular meeting resumed at 9:30 p.m. The following action was taken:

- 1) A motion was made by Liz Lawlis and seconded by Diane Segura to send a letter to the owner of Lot 27 in Section 1 issuing a \$100 fine for failure to remove dead trees on his property as required by the covenants. The motion carried.
- 2) A motion was made by Amanda Christensen and seconded by Diane Segura to send a letter to the owner of Lot 18 in Section 5 issuing a \$100 fine for failure to remove a boat and trailer from her property as required by the covenants. The motion passed.
- 3) A motion was made by Liz Lawlis and seconded by Bob Haueter requesting the attorney send a demand letter to the property owner for outstanding dues on twenty-five (25) lots purchased in May 2019 and road maintenance. The motion passed.

ADJOURNMENT

A motion was made by Diane Segura and seconded by Glenn McComb to adjourn the meeting at 9:37 p.m. The motion passed.

Respectfully Submitted,

Kathy Antwine, Recording Secretary