

**FLYING L RANCH PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
March 10, 2020**

MINUTES

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

PRESENT Amanda Christensen, Glen McComb, Bob Haueter, Diane Segura, John Simmons, and Garry Schneider.

ABSENT Woody Baker

ALSO PRESENT Michelle Kosmalski, Travis Caza, Leslie Rector, Rick Rowton, Frank & Sally Reyes, Chris Molnar, Nathan Laws, LeeAnn Laws, Dora Schneider, Cindy Stevens, 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 Lynn Haueter gave the invocation.

PLEDGE OF ALLEGIANCE Rick Rowton led the audience in the Pledge of Allegiance to the Flag.

MINUTES A motion was made by Glen McComb and seconded by Diane Segura to approve the minutes from the Annual Meeting on January 18, 2020. The motion passed. A motion was made by Glen McComb and seconded by Diane Segura to approve the minutes from the Special Meeting on February 11 2020. The motion passed. A motion was made by Diane Segura and seconded by John Simmons to approve the minutes from the Board Meeting on January 11, 2020. The motion passed.

TREASURER'S REPORT A copy of the Treasurer's Report was given to the board and members present. The report included: the Balance Sheet (Cash & Accrual Basis) as of February 29, 2020; the Profit & Loss Monthly & YTD January through February 2020; the Profit & Loss Actual vs. Budget January through February 2020; and the Unpaid Bills Detail Report as of March 10, 2020. The POA has \$196,693.45 in the Checking Account at Wells Fargo Bank; \$29,820.70 in the CD at Texas Hill Country Bank; and \$56,347.30 in the Reserve Account at Texas Hill Country Bank. As of February 29, 2020, the POA has a Total Income of \$105,707.96; Total Expenses of \$35,936.24 for a Net Income of \$69,771.72. As of February 29, 2020, the POA has collected \$94,908.00 in 2020 Association Dues.

PUBLIC FORUM 1) Bob Haueter said two homeowners are present who are on the agenda for the Executive Session. They have waived their rights to privacy and will speak to the board during Public Forum. A final decision will be made during Executive Session.

FLRPOA MINUTES

March 10, 2020

Page 2

2) Nathan Laws said he just finished building his fence and he put a lot of time and money into building a good fence, but it looks like his fence is built backward. He put the wire on the outside of the posts, but he was told he had to place the wire (14-gauge) on the inside of the fence. He said he had already made the changes on his fence, but he doesn't agree with the decision of the committee. He said the covenants should be reworded for clarification purposes since there is no uniformity on the Ranch. A committee will be appointed to review the covenants and make recommendations to ensure uniformity for building fences.

3) Michelle Kosmalski said she wanted to discuss the fines for her utility trailer that she has parked on her property. The trailer is used in her landscaping business and is only on her property for a few hours at a time. It has never been at her home for a 24-hour period. She has been charged \$100 per day for 14 days for a total of \$1,400.00 for having the trailer at her home. She said she has seen utility trailers on other properties on the Ranch for several months at a time and this is selective enforcement, which is illegal. She said she is also appealing a violation of \$700 for having two renters in her house, but has never had two renters in her house at a time. She is requesting the board to help her resolve these fines also.

4) Travis Caza said he submitted his application to build a fence and the ACC committee approved the application on February 14, 2020. He completed the fence and used 6-gauge wire (cattle panel). He used the larger gauge wire so the fence would be safer for his mother who is in a wheelchair and lives at his home. A little later he received a letter telling him the rails on the fence were backward and the size of the wire was wrong. The letter also said he could use 14.5-gauge wire, but the covenants state 14-gauge wire. In driving around the Ranch, he found other fences that had the cattle panel wire too. He is requesting that the wire he used be approved.

COMMITTEE REPORTS

STANDING COMMITTEES:

Architectural Control: Two new homes have been approved for construction. The property owner for one of the homes has withdrawn their application due to reasons beyond their control.

Nominating: None

By-Laws/Covenants: There are no updates at this time for the By-Laws and Covenants. Property owners are encouraged to report any violations that they see and they will remain anonymous

Roads: Three roads have been completed. Several property owners have expressed their concern about the need for pothole repairs. The contractor who built the new roads has bid on the contract for pot hole repairs and he has been selected to do the repairs. To ensure the repairs are done correctly, he advised to wait until the middle of March to start the work.

FLRPOA MINUTES

March 10, 2020

Page 3

Mowing: While getting ready to mow some lots for a property owner on Knollwood Circle, Rusty found the battery on the tractor was dead and needs to be replaced. He said the tractor is in bad shape and the POA may have to consider buying a new one.

Trees: A survey was made of the entire Ranch, noting dead trees, dead limbs, debris, etc. A bid will be developed listing all of the lots that need to be cleaned up and submit it to contractors in the area.

Social Activities: Nothing is planned at this time, but the committee will consider a garage sale.

Finance Committee: A motion was made at the last meeting to review the position of Treasurer, but the person who made the motion was unable to attend the meeting and requested that it be tabled until the next meeting.

Crime Watch: A decision has been made to have one Crime Watch Committee for the Ranch and invite a homeowner from each of the sections to represent the homeowners on that street. When the committee has been organized, the sheriff will present information to the committee to help them get started.

OLD BUSINESS

None

NEW BUSINESS

Consider Abatement of Lots: Cindy Stevens provided a letter to the board regarding the abatement of six lots. She is requesting the abatement because the lots are unbuildable for residential purposes.

Section 15, Lot 37: This is commercial property that is the Putt Putt golf course.

Section 12, Lot 30, 31 & 32: Lot 31 is already on the list of abated lots in the 1997 Agreement, and according to the Bandera CAD, Lot 31 & 32 are combined. There is a road on one side of the lot and it is used to take guests on the wagon ride daily and to Ghost Town. Lot 30 is not on the 1997 Agreement, but has most of the roads on it. There is no intention of building on these lots.

Section 10, Lot 22 & 25: These lots have a drainage ditch running through them and are also part of the fairway and tee box on hole #15 making them unsuitable for residential property.

Section 17, Lot 13: This lot is part of the tee box on the #12 hole.

A concern was raised that the POA had previously denied a request to abate these lots in 2015 based upon advice from the attorney. The motion will be tabled pending further research on the lots and it will be addressed at the May meeting.

**ADJOURN TO
EXECUTIVE
SESSION**

The board adjourned to Executive Session at 8:40 p.m. to discuss Enforcement Actions and Late Fees/Collections. There was no discussion of Legal Matters and Contract Negotiations.

FLRPOA MINUTES

March 10, 2020

Page 4

**RE-ADJOURN
BOARD
MEETING**

At the close of the Executive Session, the board meeting re-adjourned at 9:00 p.m. In regard to the appeal by Michelle Kosmalski, a motion was made by John Simmons and seconded by Garry Schneider to remove the \$700.00 fines for having two renters in her home at one time and reduce the fines for parking a trailer on her property from \$1,400.00 to \$500.00. The motion carried unanimously. A motion was made by Diane Segura and seconded by Amanda Christensen to allow Travis Caza to use 6-gauge wire on his backyard fence. The motion passed.

Since the previous law firm that represented the POA can no longer provide legal assistance to property owner associations, the POA has retained the law firm of Cagle Pugh, Ltd. LLP.

ADJOURNMENT

A motion was made by Glen McComb and seconded by John Simmons to adjourn the meeting at 9:10 p.m. The motion passed unanimously.

Respectfully Submitted,

Kathy Antwine, Recording Secretary