

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 13, 2018**

**MINUTES**

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

**PRESENT** Dan Chapa, Marilyn Dawson, Megan Jaeger, Liz Lawlis, Glen McComb, Diane Segura, and Donna Witt

**ALSO PRESENT** Leslie Rector, Darrell Jalowiec, Austin Christensen, Amanda Christensen, Diana Campbell, Scott Drysdale, Penny Bateman, and Kathy Antwine, Recording Secretary

**CALL TO ORDER** The meeting was called to order at 7:03 p.m. by Marilyn Dawson, Chairman.

**INVOCATION** The invocation was given by Marilyn Dawson

**APPROVAL OF MINUTES** After a review of the minutes of the October 9, 2018 meeting, a motion was made by Donna Witt and seconded by Liz Lawlis to accept the minutes as presented. The motion passed unanimously.

**TREASURER'S REPORT** Liz Lawlis, Treasurer, presented the Treasurer's Report to the board. The report included: the Balance Sheet as of October 31, 2018 (Cash & Accrual Basis); Profit & Loss Monthly & YTD as of October 2018; Profit & Loss Actual vs. Budget January through October 2018; and the Unpaid Bills Detail Report as of November 13, 2018. The POA has \$129,104.07 in the Checking Account at Wells Fargo Bank; \$29,122.79 in the CD at Texas Hill Country Bank; and \$37,583.43 in the Reserve Account at Texas Hill Country Bank. As of October 31, 2018, the POA has a Total Income of \$114,429.74, Total Expenses of \$35,287.99 for a Net Income of \$79,141.75. The budget will need to be amended to transfer funds into the Mailbox account to purchase two mailbox units. The unpaid bills for the month are \$27,030.58, of which the major portion is the second draw of \$20,848.40 for road repairs. A motion was made by Donna Witt and seconded by Glen McComb to accept the Treasurer's Report and pay the unpaid bills. The motion passed.

**COMMITTEE REPORTS**

**STANDING COMMITTEES:**

**Architectural Control:** The ACC approved a request to add solar panels to the home in Section 13, Lots 35 & 36. The application for the propane tank has been approved. The ACC approval to construct a new home on Valley Oak Drive will be rescinded, since the ninety day time period to begin construction has expired.

**Nominating:** One board member application has been received. The deadline to file is November 20, 2018.

**By-Laws/Covenants:** Donna Witt reviewed the proposed changes to the By-Law and Covenants with the board.

**Roads:** Brown Saddle Place and lower Valley Oak Drive have been completed except for sweeping up the excess stones. The road work at the intersections of Quail Valley Place & Quail Valley, Creekwood & Flying L Drive, and Bottle Springs Road & Valley View have been finished. The designated potholes have been cut out and filled with hot asphalt mix. The contractor said if he finds new potholes that have opened up, he will fill them also. He is waiting for warmer weather later this week to asphalt the remainder of Spanish Grant Road that was not done in 2016. The weather has been a huge factor slowing down the road repairs this year. He also filled in the huge pothole in front of the PUD building. The damage to the road on Spanish Grant will be repaired also.

**Mowing:** Since the weather has warmed up, road sides and common areas are being mowed. Lots are also being mowed for property owners who have requested and paid for the mowing.

**Trees:** A bid has been received for trees that need to be removed, and/or trimmed. When the board has reviewed the bid, a contractor will be selected.

**Social Activities:** The POA Picnic was held on Saturday, October 27, 2018 at the Flying L Ranch Pool Pavilion. The POA served a taco bar and residents brought side dish to share with everyone. Those who attended enjoyed themselves.

**Finance:** No report

## **OLD BUSINESS**

**Approve Account Services Contract:** The contract for collections with Account Services, USA was approved electronically by the board on November 1, 2018. The company has asked the board to approve a last resort settlement option, when all other efforts to collect the account have been exhausted. A motion was made by Glen McComb and seconded by Dan Chapa to offer a 70% settlement for a 30% discount. Motion was approved.

**Bid for Painting at Mailbox Annex:** Donna Witt reported that she has received a bid for \$160 to paint the fascia boards at the mailboxes, which was not completed earlier. The bid includes prepping, sanding and finishing the painting job, as well as removing the paint from the metal roofing edge. The underside boards will remain their original color as the paint is still good. The POA will provide the paint. A motion was made by Glen McComb and seconded by Liz Lawlis to accept the bid for \$160 to paint the mailbox annex. The motion was approved.

**OLD BUSINESS**  
**Cont'd.**

**Vote on Proposed Changes to By-Laws and Covenants for Ballots:** A motion was made by Donna Witt and seconded by Dan Chapa to move forward to present the proposed changes to property owners for their vote at the Annual Meeting in January 2019. The motion approved.

**NEW BUSINESS**

**Dues Assessment for 2019:** A motion was made by Glen McComb and seconded by Liz Lawlis to increase the dues by ten percent (10%) to \$165 per lot for 2019. The motion carried with two board members voting nay.

**Bids for Removing Dead Trees and Raising Canopies on Trees:** Glen McComb reported that Penny Bateman had identified the trees last year. They drove around the Ranch and determined that twenty-eight trees needed to be removed and/or canopies lifted. The trees were marked and the bid was submitted to four contractors. A motion was made by Liz Lawlis and seconded by Dan Chapa to accept the bid from Powerhouse Tree Service for \$6,650.00 to remove dead trees and/or lift canopies on twenty-eight trees. The motion passed.

**PUBLIC FORUM**

1) Leslie Rector said three items in the minutes from the meeting last month were not supposed to be discussed in Executive Session. She also expressed her concern about mowing unimproved lots. She said the Covenants address the maintenance of lots, rather than improvement of vacant lots.

2) Darrell Jalowiec said he wanted to know why there are some roads that are paved with asphalt and others are chip sealed. His road was repaired last year and they only put a thin layer of oil on it and spread small rocks on top, which are loose and scatter all over his driveway when he drives on the road. There is also a big pothole that needs to be repaired. He said he has two lots that were platted into one lot and he wanted to know why he has to pay dues on two lots. The POA considers it two lots based upon the original plat of the Ranch. He expressed his concern about the Resort guests parking on his property and littering, since he lives next to the Resort bungalows. His last question concerned the homeowners' access to the water park and if the POA would negotiate a contract. He was told it will be up to the owners of the Resort to offer a membership to those who want to use it.

**EXECUTIVE**  
**SESSION**

The board adjourned the regular meeting to go into Executive Session at 8:10 p.m. to discuss legal matters, enforcement actions, late fees/collections and contract negotiations.

**RE-ADJOURN**  
**REGULAR**  
**MEETING**

At the close of Executive Session, the board re-adjourned the regular meeting at 8:25 p.m. A motion was made by Glen McComb and seconded by Dan Chapa to take possession of Lot 37 in Section 5 that was gifted to the POA under the condition that it is advertised for sale. The motion passed.

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**ADJOURNMENT**

A motion was made by Dan Chapa and Seconded by Glen McComb to adjourn the meeting at 8:30 p.m. The motion passed.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary