

FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
July 11, 2023

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

PRESENT Brenda Zubieta, Glen McCombs, Sharon Lee Buchanan, Caroline James, Dan Knight

ABSENT

ALSO PRESENT Pam Cann, Kenny & Virginia Owens, Brent Buchanan, Maurice Doublet III, Eddie & Cindy Moreno, June Bahn, Nancy Rowton, Megan Lamb, Larry & Sybil Marsh, Larry & Jodi Mensch, Gary Geldart, Doug & Cindy Stevens, Chris Darden, Leslie Rector.

CALL TO ORDER By: Brenda Zubieta Time: 7:05 PM Quorum Present? Yes

INVOCATION The invocation was led by Brenda Zubieta

PLEDGE OF ALLEGIANCE The pledge of allegiance was led by Brenda Zubieta & Liz Lawlis

APPROVAL OF MINUTES Record of Electronic Votes for May and June 2023 read by Secretary, Kathleen Segura

May 6, 2023: Motion by Glen McComb and second by Dan Knight, the POA Board voted unanimously to approve the revised minutes of the May 2nd, 2023 POA Board Meeting.

May 8, 2023: Motion by Glen McComb and second by Dan Knight to hire a Zoom Operator at \$50 per POA meeting. Votes were as follows: Dan Knight, Glen McComb voted "Yes"; Caroline James, Sharon Lee Buchanan voted "No", Nancy Rowton abstained from voting. The vote resulting in a tie. Brenda Zubieta, as Chairman, voted "Yes". Motion passed.

May 10, 2023: Motion by Glen McComb, second by Dan Knight to approve the pool fence variance on Sec1, Lots 7 & 8. Dan Knight, Glen McComb, Caroline James and Sharon Lee Buchanan voted "Yes," Nancy Rowton abstained. Motion passed.

May 28,2023: Motion by Glen McComb to hire Joe Lord for \$15 an hour to mow vacant lots and common areas with a second by Dan Knight. Motion passed unanimously.

June 6, 2023: Motion by Glen McComb and seconded by Dan Knight to accept the resignation of Nancy Rowton as a director on the Flying L POA Board. Motion passed unanimously.

TREASURER'S REPORT

Motion to Approve: Dan Knight Second: Glen McComb

Liz Lawlis, Treasurer, presented the Treasurer's Report to the board. The report included the Balance Sheet (Accrual) as of June 30, 2023, the Profit & Loss Actual vs Budget January through June 2023, and the Unpaid Bills Report as of July 11, 2023. The checking account at Wells Fargo has \$ 65,908.19, the CLR Checking Account at TX Partners has \$ 5890.36, Money Market 23 – Texas Partners has \$100,084.38, Reserve-Texas Partners Bank has \$102,823.71 and the CD Texas Partners Bank has 31,011.24. The POA has a budget surplus of \$83,298.68. The motion passed unanimously to accept the Treasurer's Report and approve payment of the bills.

PUBLIC FORUM

The speakers were: Pam Cann, Megan Lamb, Leslie Rector, Nancy Rowton

COMMITTEE REPORTS

Architectural Committee: Larry Mensch reported there is one new home application, six homes under construction, three homes completed since last board meeting, one swimming pool application, one fence application, one carport application and one guest house that is 75% complete.

Nominating: No report

By-Laws/Covenants: No report

Covenants Compliance: Caroline James reported that she and Sharon Lee visited a home and spoke to the owner about a dog being tethered in the front yard. The owner was unaware that this is a violation of State Law. The dog was also disturbing neighbors from barking. Caroline pointed out that this is not in our covenants and that it normally should be handled by the Sheriff's Dept. Brenda Zubieta suggested we place a reminder on the website about how barking dogs can be considered a nuisance to your neighbors.

Roads: Dan Knight reported that the additional concrete parking had been completed at the mailboxes and that the road to Steve Childers home should be completed in a week or two. He will also be receiving bids for pot hole repairs.

Mowing/Trees: Glen McCombs reported that Joe Lord had been temporarily hired to mow to replace Rusty, who had recently passed away. Joe has his own mower, tractor, and frontend loader and was learning what areas needed mowing. Glen stated that if anyone had any personal request to let him know. The POA is

responsible for mowing unkept lots at owner's expense twice a year, road edges and common areas.

Social Activities: Brenda Zubieta stated that the July 4th Golf Cart Parade was a lot of fun with 13 participants. Donated Gift Cards were presented to winners from Bricks Restaurant, The General Store, Tractor Supply and The Flying L Ranch. These businesses were thanked for their donation.

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 had been unlocked. There were reports of young people racing which was handled by law enforcement. There were also reports of a woman on the PUD camera dumpster diving. A woman was caught on camera looking into someone's front door late at night. In response to a question about speeding violations in Ranch, the only remedy is to take a picture of plates and report it to County Sheriff. Dan also mentioned the board working on a Welcome Packet for new home owners to distinguish the different entities: PUD, POA and Flying L Ranch.

OLD BUSINESS

- A. **Guidelines Governing POA Board Meetings:** Motion to adopt was made by Dan Knight, Second by Glen McCombs. Passed unanimously.
- B. **Award Bids for Roads Construction:** Nothing to discuss at this time.

ADJOURN TO EXECUTIVE SESSION

The board adjourned to Executive Session at 7:50 pm to review resumes for Open Position of Director, Term to expire 1/11/25. Legal Matters and Late Fees and Collections were discussed.

RE-ADJOURN REGULAR MEETING

The board resumed the regular meeting. Time: 8:30 PM

NEW BUSINESS

- A. **Appointment of Open Position of Director- Term to Expire 1/11/2025**
Motion by Dan Knight to approve the appointment of Larry Mensch for the position of Director, term expiring 1/11/2025. Seconded by Glen McCombs. The motion passed unanimously.
- B. **Variance for Sec1, Lot 6**
There was no motion made to approve the variance, therefore it was denied.
- C. **Increase mowing payment to \$25 per hour for use of mower's equipment.**

Motion to approve paying Joe Lord \$25 per hour for use of his mowing equipment made by Glen McComb. Seconded by Larry Mensch. Prior to the vote, Caroline James stated she had concerns about not using POA equipment and that she would like to have a John Deere representative come look at the POA tractor to determine repairs. The vote was 3 against. The motion was defeated. As a result, Joe Lord gave his resignation as mower of POA property effective immediately. Glen McComb also gave his resignation from the board as a result of the board not passing the motion. He stated that by not hiring Joe Lord, it was a show of no confidence in his ability to handle the Mowing Committee. When asked to explain why they voted no, none of the three board members responded.

D. Sale of existing POA mowing equipment

As a result of the outcome of the resignation of Joe Lord as mower for POA property, this item was not discussed.

ADJOURNMENT

Time: 9:00 PM The Chairman, Brenda Zubieta, adjourned the meeting.

Respectfully Submitted,

Kathleen Segura

Kathleen Segura, FLPOA Secretary