

FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 12, 2018

MINUTES

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

PRESENT Dan Chapa, Megan Jaeger, Liz Lawlis, Glen McComb, and Diane Segura

ABSENT Marilyn Dawson and Donna Witt

ALSO PRESENT Leslie Rector, Brent & Sharon Buchanan, Maurice Doublet, III, Phillip Jaeger, June Baker, and Kathy Antwine, Recording Secretary

CALL TO ORDER The meeting was called to order at 7:01 p.m. by Liz Lawlis, Vice-Chairman. There being a quorum present, the meeting proceeded.

INVOCATION The invocation was given by Liz Lawlis.

APPROVAL OF MINUTES After a review of the minutes, a motion was made by Megan Jaeger and seconded by Glen McComb to approve the minutes as presented. The motion carried unanimously.

TREASURER'S REPORT Liz Lawlis, Treasurer, provided copies of the Treasurer's Report to the board members. The report included: the Balance Sheet as of May 31, 2018 (Cash & Accrual Basis); the Profit & Loss as of May 31, 2018; the Profit & Loss Budget vs. Actual January through May 2018; and the Unpaid Bills Detail Report as of June 12, 2018. The POA has \$131,738.83 in the Wells Fargo Checking Account; \$29,035.59 in the CD at Texas Hill Country Bank; and \$37,536.45 in the Reserve Account at Texas Hill Country Bank, for a total of \$198,310.87. As of May 31, 2018, the POA has a Net Income of \$82,316.49.

COMMITTEE REPORTS

STANDING COMMITTEES:

Architectural Control: Dan Chapa reported that the committee has received several applications, but only one has been approved. There is a new home being built in Section 5A, Lot 21, which was approved today.

Nominating: A chairman needs to be assigned to the Nominating Committee. Liz Lawlis asked for volunteers with no response. The committee consists of a board member and two non-board association members who are in good standing. This item will be tabled until the next meeting.

By-Laws/Covenants: No report

Roads: The bids have been sent to contractors for the road work that needs to be done this year. The bids are due and will be opened at the July 10, 2018 board meeting.

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Mowing/Trees: Rusty has mowed the road sides and common areas as needed. Terry Segura has volunteered to help Glen McComb on the committee and he has given special assignments to Rusty as needed. Liz Lawlis said she has created a list of the owners who have given authorization to mow their lots. She sent them an invoice and their lots will be mowed when the checks are received. A procedure for mowing will be developed.

Social Activities: Diane Segura reported that she is planning POA events toward the end of the year when it is cooler. She would like to schedule a National Night Out on Tuesday, August 11, 2018. Perhaps serve desserts and coffee and Terry Segura will play some music to provide a chance for neighbors to get to know each other. The POA Picnic will be scheduled on September 15th or 16th. We will have more games, as well as the golf cart races. She wasn't sure if the POA needs to continue with the annual Yard Sale. If needed, it will probably be scheduled in October. She would also like to schedule a potluck meal and ornament exchange on Saturday, December 1, 2018. Dan Chapa said since Halloween falls on a Wednesday this year, he would like to schedule a designated trick-or-treating night on the weekend. He would like to suggest the POA offer the opportunity for children to trick-or-treat on the weekend, rather than a school night. The neighborhood can be notified that the event would be held on that night. We could also schedule some special events in the neighborhood at the same time. A hay ride can be set up to transport the children to the homes that sign up to give treats to the children.

Finance: No report

OLD BUSINESS

Mailbox Hut Update: All the painting at the mailbox hut will be finished tomorrow. The poles need another coat of paint. If the work is not completed by Friday, the work will go out for bid to find someone to do the painting.

Shed Shelving Update: Liz Lawlis suggested that the shelves in the shed be made with wood, rather than buying the metal shelves. She said she can have it done cheaper than \$300 by buying the wood and metal brackets to make the shelves. The money that was approved can be used for this.

Tax Relief of POA Roads: Donna Witt researched this and found an application to apply to the Appraisal District as a non-profit to get tax relief on the taxes we are paying for the paved roads. The information received from the appraiser did not answer the question that we applied for and did not give an adequate answer for them not to exempt the roads. The POA is assessed about \$900 in taxes. If a non-profit organization does not have to pay taxes, this may be an on-going battle that will have to be pursued.

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NEW BUSINESS

Refundable Construction Fee: A policy change was recommended to require a refundable construction deposit to reimburse the POA for road damage done by large trucks and legal fees for failure to complete a project as required. A motion was made by Glen McComb and seconded by Diane Segura to collect a \$1,000 deposit on the construction of new homes. The motion carried unanimously.

Request for Variance: A request for variance has been received from a property owner to build an enclosure fence within the 10' setback line at the back of their property. The Covenants state that the enclosure fence cannot be within the setback line. A motion was made by Dan Chapa and seconded by Glen McComb to approve the request for variance to allow the enclosure fence within the setback line. The motion passes unanimously.

PUBLIC FORUM

1) Leslie Rector complimented Liz Lawlis on doing a great job. She asked about the Yard of the Month Award and was told that it was announced on the Community Forum.

2) She has some suggestions about the ACC committee and would like to send the email to Dan Chapa.

3) She said, in the past, the chairmen have been more like dictators than board members. The chairman is to run the board and offer their opinions.

1) Brent Buchanan said he was not sure a gag order should be put on the members who attend the meeting. By the time we can speak to the board the issue has already been voted in a motion and it is too late to ask questions or make comments during the Public Forum.

2) He asked what was actually approved for his neighbor who is allowed to park large trucks and trailers on her property. He said she is running a business out of her home and that is in violation of the covenants, as well as parking trailers on the property.

3) Next door to her is a property owner who has a white truck parked on the grass and it has never been moved.

4) There is a new home that has been under construction on Valley Oak for seven months. He said there is 9' mound of dirt in the back yard that has been there since construction began.

June Baker asked when the construction debris will be cleaned up behind the new house that was completed on Glen Valley Circle. The neighbor is trying to get the contractor to take care of it.

EXECUTIVE SESSION

The meeting was adjourned to go into Executive Session at 7:54 p.m. The agenda includes: Legal Matters, Enforcement Actions, Late Fees and Collections; and Contract Negotiation. After discussing the agenda items, the board adjourned the Executive Session to resume the regular meeting.

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RE-ADJOURN
REGULAR
MEETING

When the board meeting re-adjourned, a motion was made by Dan Chapa and seconded by Diane Segura to write-off the bad debt in the amount of \$1,750.81 on Section 5, Lot 52. The motion carried. Another motion was made by Glen McComb and seconded by Diane Segura to accept the resolution regarding the abatement of Section 16, Lots 9, 10, and 13 and Section 14, Lots 13, 14, and 16 due to the fact that the lots are unusable and inaccessible for the purpose of building a residential dwelling. Voting for the resolution were Glen McComb, Diane Segura, Megan Jaeger, and Liz Lawlis. Voting against the resolution was Dan Chapa.

ADJOURNMENT

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Kathy Antwine, Recording Secretary