

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
December 10, 2019**

**MINUTES**

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

- PRESENT** Amanda Christensen, Bob Haueter, Meagan Jaeger, Glen McComb, Diane Segura and Liz Lawlis (by proxy)
- ABSENT** Woody Baker
- ALSO PRESENT** June Baker, Chris Molnar and Kathy Antwine, Recording Secretary
- CALL TO ORDER** The meeting was called to order at 7:08 p.m. by Chairman, Bob Haueter.
- INVOCATION** The invocation was given by Bob Haueter.
- PLEDGE OF ALLEGIANCE** Chris Molnar led the members in the Pledge of Allegiance to the flag.
- APPROVAL OF MINUTES** A motion was made by Glen McComb and seconded by Megan Jaeger to approve the minutes of the November 12, 2019 meeting. The motion carried unanimously.
- TREASURER'S REPORT** The board members received a copy of the Treasurer's Report, which included: the Balance Sheet as of November 30, 2019 (Cash & Accrual Basis); the Profit & Loss for November and YTD; the Profit & Loss Actual vs. Budget January through November 2019; and the unpaid Bills Detail as of December 10, 2019. A check for \$102.00 to Diane Segura was added to the Bills Detail. The POA has \$150,758.39 in the Checking Account at Wells Fargo Bank; \$29,650.68 in the CD at Texas Hill Country Bank; and \$56,290.53 in the Reserve Account at Texas Hill Country Bank for a total of \$236,699.60. As of November 30, 2019, the POA has a Net Income of \$102,908.31. A motion was made by Glen McComb and seconded by Megan Jaeger to accept the Treasurer's Report and approve payment of the bills. The motion carried unanimously. Diane Segura requested board approval of the bill from the Flying L Resort for the Christmas Party held on Friday, December 6, 2019. A motion was made by Diane Segura and seconded by Glen McComb to approve the bill for \$753.00 for the bar tab and pizza for the Christmas Party. The motion carried unanimously.
- PUBLIC FORUM** One of the board members has received a concern about property owners posting advertising on the bulletin board located between the PUD board and the POA board. The bulletin board in question is considered a Community Bulletin Board and property owners are allowed to post information there. The board will designate the board and develop some guidelines for posting.

**COMMITTEE  
REPORTS**

**STANDING COMMITTEES**

**Architectural Control:** One application to build a new home has been approved. The property owner who was given extra time to finish the home on Spanish Grant is progressing as agreed upon.

**Nominating:** There are four applicants for the three board member positions. The election will be held on Saturday, January 18, 2020.

**By-Laws/Covenants:** The board will consider the proposed changes to the By-Laws and Covenants, which will be voted on by the property owners.

**Roads:** The board will review the bids received for the roadwork and will determine the contractor who will be awarded the bid.

**Mowing/Trees:** After the first of the year, a proposal will be presented to the board to remove dead trees.

**Social Activities:** Diane Segura said the POA Christmas Party was held on Friday, December 6, 2019 and 102 property owners attended the party. The board will consider having another party in the spring.

**Finance Committee:** No report

**Neighborhood Watch:** There are three property owners who are interested in starting the Neighborhood Watch program.

**NOTE:** The committees that function with other members are requested to keep minutes on when they met and the business that was discussed. In the event the board member is not able to attend the meeting, the minutes can be presented to the board.

**OLD BUSINESS**

**Consider Bids for Roadwork:** The board received the following bids for roadwork: Hill Country Sealcoat and Asphalt - \$52,365.00; Pro Line Paving LLC \$78,189.00; JC Pavement \$58,580.00. A motion was made by Megan Jaeger and seconded by Amanda Christensen to award the bid to Hill Country Sealcoat and Asphalt for \$52,365.00. The motion passed unanimously.

**NEW BUSINESS**

**Consider Extension of Building Time for Section 6, Lot 10:** Due to health reasons, a property owner is requesting that the board consider extending the timeline for completion of the home on Valley Oak Drive. A motion was by Glen McComb and seconded by Megan Jaeger to approve extending the timeline for completion of the home. The motion was approved unanimously.

**Consider Waiving \$1,500 Construction Deposit:** A property owner is planning to build two spec homes and he is requesting a waiver of the \$1,500 fee on the second spec home. A motion was made by Glen McComb and seconded by Megan Jaeger to oppose waiving the \$1,500 construction deposit. The motion was approved unanimously.

**Consider Allowing Builder to Use One Dumpster for Two Construction Sites:** A property owner has requested the approval to use one dumpster for the construction sites at two spec homes, but the construction sites are located in different sections. A motion was made by Glen McComb and seconded by Diane Segura to oppose using one dumpster for two construction sites. The motion carried unanimously.

**Recommend Changes to Covenants and By-Laws:** The board approved the proposed changes to the Covenants and By-Laws.

**Blind Draw for Applicants Position on the Ballot:** A blind draw was held to determine the order in which applicants will be listed on the ballot: 1 - John Simmons; 2 - Dan Chapa; 3 - Glen McComb; 4 - Diane Segura.

**Candidate Statements:** No one spoke to the board.

**Cleaning Neglected POA Lots:** The POA has the authority to clean up lots that are not being maintained by the property owner and billing them for the expense. A proposal was made to identify vacant lots in each section that have not been maintained by the property owner or agreed to pay \$50 for the POA to mow the lot. The property owner will be notified that the covenants require maintenance of their lots and they have thirty days notice to do that. They will have the option of paying \$50 and the POA will mow the lot twice a year for them. If there is no response after thirty days, the POA will go onto the lot and mow it and bill the property owner. A motion was made by Diane Segura and seconded by Glen McComb to identify lots that have not been maintained, notify the owners, and bill them for maintenance if there is no response. The motion carried unanimously.

**EXECUTIVE  
SESSION**

The board adjourned at 8:25 p.m. to go into Executive Session to discuss Legal Matters, Enforcement Actions, Late Fees & Collections and Contract Negotiations.

**RE-CONVENE  
REGULAR  
MEETING**

The regular meeting resumed at 8:35 p.m. No action was taken by the board during Executive Session.

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**ADJOURNMENT**

A motion was made by Diane Segura and seconded by Glenn McComb to adjourn the meeting at 8:40 p.m. The motion carried.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary