

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 12, 2019**

MINUTES

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

PRESENT Ellen Biggs, Amanda Christensen, Marilyn Dawson, Liz Lawlis and Diane Segura

ABSENT Megan Jaeger and Glen McComb

ALSO PRESENT Howard Hughes, Judy Hughes, Sandy Bredlau, and Kathy Antwine, Recording Secretary

CALL TO ORDER Marilyn Dawson, Chairman, called the meeting to order at 7:02 p.m. There being a quorum present the meeting proceeded.

INVOCATION The invocation was given by Marilyn Dawson.

APPROVAL OF MINUTES A motion was made by Liz Lawlis and seconded by Diane Segura to approve the minutes of the regular board meeting of January 19, 2019. The motion passed.

TREASURER'S REPORT Liz Lawlis, Treasurer, distributed copies of the Treasurer's Report to the board members. The report included: the Balance Sheet as of January 31, 2019 (Cash and Accrual Basis); the Profit & Loss Budget vs. Actual for January 2019 and the Unpaid Bills Detail Report as of February 12, 2019. The POA has \$106,495.96 in the Wells Fargo Bank checking account; \$29,144.57 in the CD at Texas Hill Country Bank, and \$37,607.11 in the Reserve Account at Texas Hill Country Bank, for a total of \$173,247.64. The Balance Sheet-Accrual shows the Accounts Receivable of \$119,321.59 that need to be collected. This also includes the 2019 dues that have not been paid, which are due by March 1, 2019. As of January 31, 2019, the POA has a Net Income of \$40,971.69. A motion was made by Ellen Biggs and seconded by Amanda Christensen to accept the Treasurer's report and approve payment of the bills. The motion passed.

COMMITTEE REPORTS

STANDING COMMITTEES

Architectural Control: The POA has received three new applications this month to build new homes. There are two to three more new homes anticipated.

Nominating: No report

By-Laws/Covenants: No report

Roads: No report

Mowing/Trees: No report

Social Activities: No report

Finance Committee: No report

OLD BUSINESS

Appoint Committee Chairs: The following board members were appointed to chair the committees:

- **Architectural Control:** Liz Lawlis
- **Nominating:** Megan Jaeger
- **ByLaws/Covenants:** Amanda Christensen
- **Roads:** Ellen Biggs
- **Mowing/Trees:** Glen McComb
- **Social Activities:** Diane Segura
- **Finance Committee:** Liz Lawlis

Report on Issues of Speeding in Subdivision: Due to the ongoing concern about speeding in the community, Liz Lawlis contacted local law enforcement officials to see what can be done about the problem. She talked to Sheriff Deputy Rollo, County Commissioner Jody Rutherford and Sheriff Dan Butts and they all said speed bumps do not work. The other issue is the Sheriff cannot enforce the speed limits since our roads are private. The speed limit would have to be raised to 30 miles per hour for the Sheriff's Department to patrol the area.

SUGGESTIONS:

- 1) Hire a part-time Sheriff Deputy to work a few days a week and pay them by the hour. They could wear their uniform and use the Sheriff's car, but the POA would have to pay them and they charge \$25-\$30 per hour. They would be able to ticket the people who are speeding.
- 2) Purchase a flashing speed sign. The sign has shown to be a very effective deterrent to speeding. It would cost \$2,000-\$3,000.

A recommendation was made to hire the Sheriff to work part-time and see what effect it has on the speeding, before purchasing the flashing sign. A decision was made to table the issue pending more information.

NEW BUSINESS

Consider Finance Committee Recommendation Regarding Reserve Funds:

Two years ago when the Finance Committee was formed, a recommendation was made at that time to move funds left over from the previous budget year into the reserve account. It was recommended that the POA should have at least six months of the budget in a reserve fund. There was \$18,668.54 left in the 2018 budget and the Finance Committee voted unanimously to move \$18,500.00 to the reserve fund. A motion was made by Ellen Biggs and seconded by Amanda Christensen to move \$18,500.00 to the reserve account as recommended by the Finance Committee. The motion was approved.

Proposal for FLRPUD Sewer System: Howard Hughes provided a copy of a plan outlining the need for a public sewer system for all properties on the Ranch. When the community was originally developed, it was designed for a public sewer system, but when the PUD was set up in 1992 or 1993, a public sewer system was not designed to service all lots in the community. As a result, there are over 450 lots that are too small to build a home and install a septic system. Based on the law, the PUD does not have a right to refuse to provide the public sewer system. Mr. Hughes has worked with the Attorney General and the Commissioner of the Public Utilities of Texas and they have said they will prosecute the PUD if they fail to provide this service. Mr. Hughes said a tax exempt bond can be issued over a 20 year term to fund the project. He said his next step is to meet with the PUD board.

PUBLIC FORUM

Sandy Bredlau recommended the ACC application include restrictions on the builders to supervise their contractors.

**EXECUTIVE
SESSION**

The board adjourned the regular meeting at 8:38 p.m. to go into Executive Session to address Legal Matters, Enforcement Actions, Late Fees & Collections, Contract Negotiations, and Personnel Matters.

**RE-CONVENE
REGULAR
MEETING**

The board meeting was reconvened at 9:00 p.m. A motion was made by Ellen Biggs and seconded by Amanda Christensen to accept a late fee collection of fifty percent of the fees owed by a property owner. The motion carried. A motion was made by Amanda Christensen and seconded by Diane Segura to give the Treasurer and Recording Secretary a raise to \$525.00 per month. The motion passed with Liz Lawlis abstaining. There was no discussion on Legal Matters, Enforcement Action, or Contract Negotiations.

ADJOURNMENT

A motion was made by Amanda Christensen and seconded by Diane Segura to adjourn the meeting at 9:10 p.m.

Respectfully Submitted,

Kathy Antwine, Recording Secretary