

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
BOARD MEMBERS MEETING
February 13, 2018**

MINUTES

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

- PRESENT** Penny Bateman, Dan Chapa, Liz Lawlis, Glen McComb, Allen Pollard, Diane Segura and Donna Witt
- ALSO PRESENT** Forty-three property owners were in attendance at the meeting. Attendance sheet is attached.
- CALL TO ORDER** Penny Bateman called the meeting to order at 6:08 p.m. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Penny Bateman.
- WELCOME NEW BOARD MEMBERS** Glen McComb, Allen Pollard, and Diane Segura who were elected to the board on January 20, 2018 were welcomed to the meeting.
- APPROVAL OF MINUTES** After a review of the minutes of the annual meeting, Donna Witt amended the minutes as follows:
- **All six of the proposed amendments to the By-Laws passed by more than 67% of the property owners who voted.**
 - **All twelve of the proposed amendments to the Covenants passed by more than 51% of the property owners who cast ballots.**
- A motion was made by Liz Lawlis and seconded by Allen Pollard to approve the minutes of the January 20, 2018 annual membership meeting as amended. The motion carried. A motion was made by Liz Lawlis and seconded by Allen Pollard to approve the minutes of the January 20, 2018 regular board meeting. The motion was approved unanimously.
- 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, 2018 (Cash and Accrual Basis); the Profit & Loss for January 2018; the Profit & Loss Budget vs. Actual for January 2018; and the Unpaid Bills Detail Report as of February 13, 2108. The POA has \$65,639.16 in the Wells Fargo Bank checking account; \$29,035.59 in the CD at Texas Hill Country Bank, and \$37,518.36 in the Reserve Account at Texas Hill Country Bank, for a total of \$132,193.11. The POA has collected 25% of the dues for 2018. As of January 31, 2018, the POA has a Net Income of \$21,817.59.

**COMMITTEE
REPORTS**

STANDING COMMITTEES:

Architectural Control: No report

Nominating: No report

By-Laws: No report

Covenants: No report

Roads: No report

Mowing: No report

Trees: No report

Social Activities: No report

OLD BUSINESS

Appoint Committee Chairpersons: Penny Bateman said she has not had time to talk to the board members or consider who would be best on what committee, so those decisions will not be made tonight. She said the committees tend to suffer from board to board due to a lack of experience and continuity in the procedures that are practiced by the committee chairmen. Board members may not realize the time that is needed to do the important work of these committees when they sign up for them. She encouraged experienced past committee members and former board members to consider getting back on the committees to train new members. Since most board members serve a two-year term, it is vital that we have volunteers who will serve on the committees to provide the experience and continuity needed. If we aren't able to fill our committees and board of directors with experienced members who are willing to put the time into them, we may need to consider hiring a property manager to do these things, since so much time is needed.

Ask for Committee Volunteers: There are some sign-up sheets on the table outside with a list of the committees. If you are interested in serving on any of the committees, please write your name and phone number down and you will be contacted this week.

NEW BUSINESS

Approve Payments: The board reviewed a list of expenditures to approve for payment. A motion was made by Allen Pollard and seconded by Donna Witt to pay the bills as presented with the exception of the check to Cagle, Carpenter & Delgado. The motion carried unanimously.

Record and File Management Certificate for 2018: The Management Certificate will be recorded in the legal records at the Bandera County Court House.

Record and File Revised Covenants and By-Laws: The revised Covenants and By-Laws approved by the property owners on January 20, 2018 will be filed in the legal records at the Bandera County Court House.

PUBLIC FORUM

- 1) Jay Gainer has recommended the web site be updated with new pictures.
- 2) Jay Call questioned the rationale for the increase in the annual dues.
- 3) Vic Brooks expressed his concern about the trees that are dying on the Ranch.
- 4) JT Hooten said the residents on the Flying L are a tight knit community and everyone is ready to help in any way that is needed.
- 5) Cindy and Doug Stevens purchased the Trey West Vacation Properties at a foreclosure sale at the Court House on Tuesday, February 6, 2018. They were in attendance at the meeting to provide information to the property owners about their plans for the future. They have changed the name to “The Flying L Dude Ranch, LLC.” They own the golf course, the restaurant, the conference centers, the Villas and approximately 75 lots. The water park, swimming pool, putt-putt, tennis courts, basketball courts and the time shares still belong to Jody and Susan Jenkins. They are working with the Jenkins and hope that everything moves smoothly in the transition. They are planning to get the restaurants and bars open and extend the hours of operation. They have to apply for the liquor license before alcoholic beverages can be sold or consumed on the premises. They are planning to take over the golf course on March 1, 2018. Their priority for the golf course is to remove dead trees, fertilize the golf course, repair the irrigation system and replace the fencing around the golf course. They plan to bring business in and keep the property in good repair. They are looking forward to having a good working relationship with all the property owners.

ADJOURN TO
EXECUTIVE

A motion was made by Liz Lawlis and seconded by Dan Chapa to adjourn to Executive Session at 7:20 p.m. The motion carried.

SESSION
EXECUTIVE
SESSION

The Executive Session convened at 7:45 p.m. The board discussed four ongoing violation issues. The remaining items on the agenda; i.e. legal matters, late fees, collections, and contract negotiations were discussed briefly. A motion was made and seconded to adjourn the Executive Session at 8:05 p.m.

ADJOURNMENT

The board reconvened immediately and a motion was made and seconded to adjourn the meeting at 8:10 p.m.

Respectfully Submitted,

Kathy Antwine, Recording Secretary