

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 10, 2018**

MINUTES

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

PRESENT Dan Chapa, Liz Lawlis, Glen McComb, Diane Segura, and Donna Witt

ABSENT Allen Pollard

ALSO PRESENT Brent and Sharon Buchanan, Jay Call, Woody Baker, Leslie Rector, Marilyn Dawson, June Baker, Phillip Jaeger, Megan Jaeger, Garry Schneider, Mary Irvin, Liz Koeninger, Penny Bateman, Cindy Stevens, Terry Segura, JT Hooten and Kathy Antwine, Recording Secretary.

CALL TO ORDER Liz Lawlis, Vice-Chairman, called the meeting to order at 7:04 p.m. There being a quorum present, the meeting proceeded.

**APPROVE
MINUTES** The minutes of the March 20, 2018 meeting were approved on by an electronic vote on April 6, 2018.

**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 March 31, 2018 (Cash and Accrual Basis); the Profit & Loss as of March 31, 2018; the Profit & Loss Budget vs. Actual January through March 2018; and the Unpaid Bills Detail Report as of April 6, 2018. The POA has \$130,958.11 in the Wells Fargo Bank checking account; \$29,035.59 in the CD at Texas Hill Country Bank, and \$37,523.91 in the Reserve Account at Texas Hill Country Bank, for a total of \$197,517.61. As of March 31, 2018, the POA has a Net Income of \$83,387.09.

**COMMITTEE
REPORTS**

STANDING COMMITTEES:

Architectural Control: Dan Chapa reported that there are three applications in process: a carport for one homeowner and a gazebo and fence for another. The committee has not met yet, since the membership has changed.

Nominating: No report

By-Laws: Donna Witt presented information on the requirement of a construction fee that the home builder would have to deposit with the POA during the construction of a new home. If there are any violations or problems such as damage to roads or failure to meet all of their obligations during the construction process, the money could be forfeited. If the POA decides to add this fee, it would have to be included in the Covenants, which would require a vote. It is not mandatory but homeowner associations are adding it to their Covenants.

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Covenants: Diane Segura reported a large truck and trailer parked beside a home on Glen Valley. A letter will be sent to be property owner and renter.

Roads: Donna Witt said she and JT Hooten drove through the subdivision looking at the roads. The most important issue at this time is spraying the weeds on the roadsides and cracks in the roads. She reviewed the road repairs that need to be done this year. A bid will be prepared and sent to contractors. The speed bumps will be painted with reflective paint and signage will be installed.

Mowing: Glen McComb said Rusty has started mowing the roadsides and common areas. He will mow lots as property owners send in their payment for the mowing.

Trees: No report

Social Activities: Diane Segura said she is planning to present a “Yard of the Month” award running from May through October. She would like to set up a picnic and provide music to celebrate National Neighbor’s Night Out on August 7, 2018. The POA will have only one Community Yard Sale this year and it will probably be scheduled in September.

Finance Committee: No report

OLD BUSINESS

Mailbox Huts: Donna Witt said the poles and fascia boards on the mailbox huts need to be prepped and repainted. There is money in the budget for the paint. She recommended that the insurance on the mailboxes be increased due to the cost of replacement in case of an accident or weather event.

NEW BUSINESS

Accept Resignation of Board Member: Allen Pollard has resigned his position on the board due to health reasons. An electronic vote to accept his resignation was approved by the board on April 3, 2018.

Appoint Board Members: Liz Lawlis said there are four applicants for the two board positions that are open at this time: Woody Baker, Marilyn Dawson, Megan Jaeger, and Leslie Rector. Each of the applicants addressed the board to explain their interest in applying for the position and the experience they would bring to the board.

The board members voted by secret ballot to appoint the property owner to fill the position that will expire December 2018. There were two votes for Leslie Rector and three votes for Marilyn Dawson. Marilyn Dawson was elected and she accepted the appointment.

The second position to be filled will expire on December 2019. A secret ballot was completed by the board members. Woody Baker received one vote and Megan Jaeger had four votes. Megan Jaeger was appointed and she accepted the appointment.

Elect New Chairman: The board members completed a secret ballot to elect the new chairman of the board. Dan Chapa received one vote, Donna Witt had one vote and Marilyn Dawson received five votes. Marilyn Dawson accepted the position and thanked the board members for their vote of confidence.

Approve Payments: A motion was made by Dan Chapa and seconded by Donna Witt to authorize the payments as presented. The motion was approved.

PUBLIC FORUM

Jay Call presented the following comments to the board:

- 1) The board should not express their thoughts and feelings at a board meeting and asked that they hold themselves to a higher standard.
- 2) Is there was any information about the amenities contract?
- 3) The board should refrain from holding meetings where a quorum is present.
- 4) Is there was a place that could be designated close to the Pro Shop where students could leave their bicycles and be able to ride them home after they get off the bus?
- 5) Speeding is still an issue on the Ranch.
- 6) There is a stray dog that has been in the neighborhood for two years. No one has been able to catch the dog.

A thank you note to the board was received from a property owner and was read to the board members and property owners present.

**EXECUTIVE
SESSION**

The board adjourned the regular meeting at 7:50 p.m. to go into Executive Session to address Legal Matters, Enforcement Actions, Contract Negotiations, and Late Fees and Contracts.

**RECONVENE
REGULAR
MEETING**

The board meeting was reconvened at 8:25 p.m. The board reviewed the issues that were presented during the Executive Session and everything was tabled.

ADJOURNMENT

The board meeting was adjourned at 8:28 p.m.

Respectfully Submitted,

Kathy Antwine, Recording Secretary