

**FLYING L RANCH PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
August 8, 2017**

**MINUTES**

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

- PRESENT** Bob Bashaw, Penny Bateman, Dan Chapa, Matt Haecker, Jamie Murray, and Donna Witt
- ABSENT** Liz Lawlis and Maggie Ferragamo, Treasurer
- ALSO PRESENT** John and Jay Call, Brent and Sharon Buchanan, Mark Gainer, Allen Pollard, Austin Christensen, Leslie Rector, June Baker, John Simmons, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** The meeting was called to order at 7:05 p.m. by Penny Bateman, Chairman. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Penny Bateman.
- APPROVAL OF MINUTES** A motion was made by Bob Bashaw and seconded by Donna Witt to approve the minutes of the July 11, 2017 meeting. The motion carried unanimously.
- TREASURER'S REPORT** Bob Bashaw presented the Treasurer's Report. The report included the Balance Sheet as of July 31, 2017; the Profit & Loss, July 2017; the Profit & loss January through July 2017; the Check Detail, July 2017; and the Profit & Loss Budget vs. Actual, January through July 2017. The POA has \$11,355.56 in all bank accounts. The Accounts Receivable shows a substantial outstanding past due balance of \$52,983.86, which is being addressed by the board, and hopefully, the money will be collected. The POA received a payment of \$1,500 from Flying L Ranch for road maintenance and \$1,349.25 was collected for association dues. The POA paid \$35,647 for road maintenance. The Net Income year-to-date is \$22,659.58. Donna Witt said the total expenditure for road maintenance shows \$53,472, but the motion to approve the bid on June 13, 2017 was for \$44,815. Due to a clerical error when the bid of \$44,815 was approved, \$8,657 was omitted from the original bid. A motion was made by Jamie Murray and seconded by Dan Chapa to correct the omission of \$8,657 for road maintenance to indicate the total amount of \$53,472 was paid to the contractor. The motion carried unanimously.
- PUBLIC FORUM** 1) John and Jay Call stated they had been asked to remove their boat from their property and they felt the board was inconsistent in enforcing the Covenants regarding property owners parking boats, trailers and RVs on their property for more than four days. They recommended that parking boats on properties be allowed from Memorial Day to Labor Day. They were also concerned about a dog on their street that is not kept in a fenced yard.

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2) Mark Gainer said he is concerned that nothing has been done to correct the issue with flooding when we have heavy rains. He said the 2016 board planned to make the flooding issue a priority in 2017. He lost six feet off of his property last year due to storm water runoff beside his property and some property owners said they were not able to leave the ranch last year due to flooding, which is a safety issue. He was encouraged to attend the PUD meeting, since they have the authority to handle storm water issues and the POA does not. He also asked if the board was still considering purchasing property for the storage of boats, trailers, and RVs.

3) Leslie Rector said if the POA decides to use Donna Witt's newsletter as the official POA Newsletter, it should be emailed to property owners by the POA secretary.

4) John Simmons said the POA has two major responsibilities which are enforcement of the covenants and maintenance of the roads. He can understand the desire to improve the community, but extending beyond that creates more problems than you need. The suggestion to add parking for RVs, trailers, and boats should be done by the Flying L Resort, since they have property that could be used for that. If the POA became involved, it would become a profit center, rather than an operational center. The POA should stay focused on the important things, which are enforcing the covenants and maintenance of the roads.

## COMMITTEE REPORTS

### STANDING COMMITTEES:

**Architectural Control:** Dan Chapa reported that he has received three new applications: a circle driveway on Flying L Drive; a new home on Glen Valley and a privacy fence on Glen Valley.

**By-Laws/Covenants:** There is a discrepancy in the percentage of members' votes needed to make changes to governing documents. The By-Laws and Covenants should be brought into agreement.

1) **By-Laws: Article 10 - Amendments to By-Laws:** states "two-thirds or sixty-seven percent (67%) is needed for change to the document."

2) **Covenants: Article 15 - General Provisions, Section 1:** "states that 'at any time' changes can be made 'in whole or in part' to the Covenants by fifty-one percent (51%) of member's ballots, while..."

3) **Covenants: Article 15 - General Provision, Section 2:** states "at an Annual Meeting no less than seventy percent (70%) of the members' votes are needed to make changes."

**Covenants: Article 13 - Assessments, Section 5:** "The Association shall, on demand and for a reasonable charge, furnish a certificate signed by an Officer of the Association, setting forth whether the Lot Assessment against a specific Lot has been paid, and shall, on or before June 1<sup>st</sup> of each year, cause to be recorded in the office of the County Clerk of Bandera County, Texas, a list of delinquent Lot Assessments as of that date."

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**Covenants,( Cont'd.):** The current Covenants have been reviewed and necessary changes made to bring them in compliance with current state laws not requiring the member's votes. After the first draft of the newly-composed Covenant Guidelines, the committee will meet to give their input on the changes recommended. Input is especially needed in the ACC portion of the guidelines. The guidelines can be approved by the board and the membership does not have to vote on them. Liz Lawlis is working on a covenants survey. Letters have been mailed to property owners for a boat, and two trailers in violation of the covenants.

**Roads:** The road work has been completed and there is a one year warranty on the work done. The POA spent \$53,472 for the following repairs: crack repair and seal coat of the asphalt roads on Spanish Grant, Wood View, and Tawny Oak; saw cut and hot patch pot hole repair on all the POA roads; major chip seal repairs on Spring Creek, Spanish Grant and new chip seal on Shady Oak. Two speed bumps (Fairway Drive and Valley Oak Drive) were installed at no extra charge. The speed bumps will be painted and signs will be purchased to install before the bump.

**Mowing:** The POA purchased a drive pulley for the small mower for \$206.43. The repair has been completed.

**Trees:** From 2013 to 2016 \$34,000 was budgeted for trees and \$6,000 for beautification, but less than \$9,600 has been spent over these last four years to remove dead trees, trim trees and clear the common areas in order for them to be mowed and kept neat. This year the budget was \$4,000 for trees and \$3,000 for beautification. The POA used \$6,500 to: trim and lift the canopy on 26 trees, remove 2 dead trees, clear scrub, remove 80% of the ball moss on most trees, remove cactus and grind 13 tree stumps in the following common areas: Glen Valley, Wood View, Valley Oak, Spring Creek, Briarwood, Antler Circle, Tawny Oak and the mailbox area.

**Social Activities:** A social activity will be planned for property owners in the next few months, possibly October.

**Web Site:** No report

**Finance Committee:** Bob Bashaw said the committee met the end of July and approved the July financial reports. The committee reviewed the past due accounts and letters have been sent to property owners to begin the process of collecting the monies owed to the POA. The committee will recommend that monies received from collecting past due accounts will be deposited in the POA's reserve fund. A petty cash fund of \$200 has been set up for small expenditures to eliminate the need to write checks.

## OLD BUSINESS

**Covenants Survey:** Tabled at this time

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**Budget for 2018:** The budget process will be zero-based. The board will determine needs for roads, trees, etc. and budget for those needs. A worksheet was provided to the board members showing the expenditures over the last three years. A Budget Workshop will be held at 6:00 p.m. on Wednesday September 6, 2016.

**NEW BUSINESS**

**Discuss making Donna Witt's Newsletter the Official POA Newsletter:**

Donna Witt will continue to be the editor of the newsletter and it will not be a POA Official Newsletter. Property owners who do not have email will be offered delivery of a printed copy to their home.

**Assigning POA Vehicle Stickers for Residents Who Did Not Purchase Amenities Package:** Tabled at this time.

**Electric and Water at Spring Creek Common Area:** The board discussed using the common area at Spring Creek for social activities. Spring Creek would be an ideal location since it is centrally located and the trees have been cleaned up. Electricity and water would be needed if the common area is used.

**Fund Raiser for Common Area Playground Equipment:** If the POA decides to use a common area for social activities, picnic tables and playground equipment would be needed. The board raised the concern over liability issues if playground equipment is installed. Currently, the POA uses facilities provided by the Ranch for social activities.

**Discuss Records Retention Policy Enforcement:** According to state law, the POA is required to purge certain files. In accordance with board policy, the files will be purged after the first of the year.

**EXECUTIVE SESSION**

The board adjourned to meet in Executive Session at 8:35 p.m. to discuss the lawsuit against the POA and liens. The board convened the Executive Session at 8:38 p.m. The lawsuit and liens were briefly discussed. No action was taken.

**ADJOURNMENT**

A motion was made by Donna Witt and seconded by Dan Chapa to adjourn the meeting at 8:45 p.m. The motion carried unanimously.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary