

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 2, 2023**

MINUTES

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

- PRESENT** Caroline James, Dan Knight, Sharon Lee, Glen McComb, Nancy Rowton, and Brenda Zubieta
- ABSENT** None
- ALSO PRESENT** Brent Buchanan, Leslie Rector, Steve & Rayla Childers, Doug & Cindy Stevens, Brian & Nancy Caldwell, Maurice Doublet, Steve & Kelly Cox, Gary Geldart, Kathleen Segura, Shelly Kosmalski, Randy Lawlis, Chris, June Baker and Angie Knight.
- CALL TO ORDER** The meeting was called to order at 7:03 p.m. by Brenda Zubieta, Chairperson. There being a quorum present, the meeting proceeded.
- INVOCATION** Caroline James gave the invocation.
- PLEDGE OF ALLEGIANCE** Brenda Zubieta and Nancy Rowton led the Pledge of Allegiance.
- APPROVAL OF MINUTES** The minutes of the March 14, 2023 meeting were approved on a motion by Glen McComb and seconded by Dan Knight. The motion passed unanimously.
- ELECTRONIC VOTE** On April 3, 2023, an electronic vote was held to approve a variance for a 6' security fence around the swimming pool on Section 5A, Lot 38. Motion to add to the electronic vote to this document was approved on a motion by Glen McComb and seconded by Dan Knight. The motion passed unanimously.
- TREASURER'S REPORT** Liz Lawlis, Treasurer, presented the Treasurer's Report to the board. The report included: the Balance Sheet (Accrual) as of May 2, 2023; the Profit & Loss Actual vs. Budget January through April, 2023; and the Unpaid Bills Report as of May 2, 2023. The POA has \$195,917.90 in the Checking Account at Wells Fargo Bank; \$30,514.73 in the CD at Texas Hill Country Bank and \$102,542.23 in the Reserve Account at Texas Hill Country Bank. The POA has a surplus of \$106,782.87 in the budget. A motion was made by Glen McComb and seconded by Dan Knight to accept the Treasurer's Report and approve payment of the bills. The motion passed unanimously.
- PUBLIC FORUM**
1. Leslie Rector spoke regarding an email vote and funds spent on Flying L Drive.
 2. Michele Kosmalski requested a hearing on the denial of a 6' privacy fence application by the ACC Committee. It was discussed that the board has 30 days to hold the hearing.

**COMMITTEE
REPORTS**

Architectural Committee: Brian Caldwell stated there are two new home applications, seven homes under construction and three homes have been completed. He has received two fence applications; one was approved and one was denied. He further stated there are two swimming pool applications and they are under construction.

Nominating: No report

By-Laws/Covenants: Nancy Rowton stated she will try to address issues that are brought to her attention. She announced that the Covenants Compliance will be overseeing “Operation Clean-up 2023” to encourage property owners to maintain their homes and properties, to preserve the appearance and beauty of the community. If a property owner is disabled or has a special circumstance, volunteers will be asked to help these neighbors in need. More information and dates will be announced.

Covenants Compliance: None

Roads: Dan Knight reported that he had summarized the road bids and the roads committee will make recommendations regarding the bids during Old Business.

Mowing/Trees: Glen McComb reported that Rusty Dowda had begun mowing the roadways first and common areas. He also stated that Rusty will remove dead animals in our neighborhood if needed.

Social Activities: Brenda Zubieta provided information about the spring garage sale to take place on May 6th. Maps and list of participants will be available at the front entrance to Flying L. She discussed the possibility of having a 4th of July Golf Cart parade.

Crime Watch: Dan Knight discussed the crime that has been happening in the Flying L. The Sheriff’s Department stated most of the crime was on vehicles left unlocked at night. He encouraged all to lock their vehicles. He still has vehicle stickers for Flying L residents if anyone is in need of stickers.

OLD BUSINESS

Mail Boxes: Liz Lawlis reported that the three new mailboxes have been installed and the postmaster is rearranging the boxes by streets. The numbering of the new mailboxes will take place when the postmaster has finished. The postmaster requested the Flying L POA Board to install a locked parcel drop box for packages. No discussion was held.

Add Statement on ACC Application: A motion was made by Glen McComb and seconded by Sharon Buchanan to dispense with this item. The PUD application will be sent with each New Home ACC application. The motion carried.

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Road Construction Bids:

A motion was made by Dan Knight and seconded by Glen McComb to accept the bid from PaveCo for \$6,750 on the extension of Creekwood Dr. The motion passed.

A motion was made by Dan Knight and seconded by Glen McComb to accept the bid from PaveCo for \$18,000 for four cement parking spaces (two on each side) at the mailbox annex. The motion passed.

A motion was made by Dan Knight and seconded by Glen McComb to accept the bid from Hill Country Paving & Sealcoat for \$38,100 to complete Brown Saddle Circle. Dan Knight and Glen McComb voted for the motion; Nancy Rowton, Sharon Buchanan and Caroline James voted against the motion. The motion did not pass.

ADJOURN TO EXECUTIVE SESSION

The board adjourned to Executive Session at 7:51 p.m. to discuss: Interview for position of secretary; discussion on open board position; request for waiver of late fee on payment of dues.

RE-ADJOURN REGULAR MEETING

The Executive Session was adjourned at 8:10 p.m.
The board resumed the regular meeting.

NEW BUSINESS

Minutes Approved By Email:

Liz Lawlis, acting secretary, requested that the previous meeting's minutes be approved by email rather than waiting two months till the next board meeting to approve and post on website. On a motion by Nancy Rowton and a second by Glen McComb, the board voted unanimously to approve minutes by email.

Hourly Wage for Mowing:

On a motion by Glen McComb and a second by Sharon Buchanan, the board voted unanimously to increase the hourly wage paid to Rusty Dowda from \$14 per hour to \$15 per hour.

April Payment for Secretary Duties:

On a motion by Glen McComb and a second by Dan Knight, the board voted unanimously to pay Liz Lawlis for performing the duties of the secretary for the second half of April.

Position of Secretary:

On a motion by Glen McComb and a second by Dan Knight, the board voted unanimously to hire Kathleen Segura for the position of secretary immediately.

Open Director's Position:

On a motion by Glen McComb and a second by Dan Knight, the board voted unanimously to postpone filling the open director's position till the January General Election which would allow the property owners to have a vote.

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Waiver of Late Fee:

On a motion by Glen McComb and a second by Dan Knight, the board voted unanimously to waive the late fee of \$50 on Section 11, Lot 2.

ADJOURNMENT

A motion to adjourn at 8:18 p.m. was made by Glen McComb and seconded by Caroline James. The motion carried.

Respectfully Submitted,

*Liz Lawlis*_____

Liz Lawlis, Acting Secretary