

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 14, 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** Tom Goldstein

**ALSO PRESENT** Larry Marsh, Sybil Marsh, Brent Buchanan, Larry Mensch, Leslie Rector, Steve & Rayla Childers, Doug Stevens, Nancy Colwell, Cindy Stevens, Judd Ryan, Angie Knight, Rick Allan, Traci Bellis, and Roger & Lesa Pinkerton.

**CALL TO ORDER** The meeting was called to order at 7:00 p.m. by Brenda Zubieta, Chairperson. There being a quorum present, the meeting proceeded.

**INVOCATION** Caroline James gave the invocation.

**PLEDGE OF ALLEGIANCE** Nancy Rowton led the Pledge of Allegiance.

**APPROVAL OF MINUTES** The minutes of the January 14, 2023 meeting will be amended to include the following statement: "Rose Garr will be removed from the list of authorized check signers as administrator for the POA." A motion was made by Glen McComb and seconded by Dan Knight to approve the amended minutes of the January 14, 2023 Annual Meeting and the Monthly Board Meeting. 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 March 14, 2023; the Profit & Loss Actual vs. Budget January through February 2023; and the Unpaid Bills Report as of March 14, 2023. The POA has \$192,576.68 in the Checking Account at Wells Fargo Bank; \$30,468.88 in the CD at Texas Hill Country Bank and \$102,458.86 in the Reserve Account at Texas Hill Country Bank. The POA has a surplus of \$100,862.22 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. Larry Marsh explained the difference between a POA and an HOA. He said, according to the definition, our community should be an HOA because it is composed of more expensive real estate holdings.
2. Leslie Rector spoke to the board regarding the POA funds that were spent to share the cost of repairing Flying L Drive. She said it is illegal to use POA funds for anything but POA business or property. The rationale to share the cost was based upon the fact that the Flying L Ranch Resort owns Flying L Drive. An

## FLRPOA MINUTES

Page 2

March 14, 2023

### **Public Forum Cont'd.**

agreement was made between the Resort and the POA to share the cost of maintaining the road to provide an easement for all the roads on the Ranch. However, the 1997 Agreement already provides a permanent easement for all the roads, including Flying L Drive.

3. Steve Childers said he has spoken at every POA meeting for six months requesting a road to his new home. He would like to get his road built soon.

4. Judd Ryan said he was concerned about new homes that are being built may not meet the 25% masonry requirement that is required.

5. Doug Stevens expressed his concern about enforcing the ACC requirements.

### **COMMITTEE REPORTS**

**Architectural Committee:** Larry Mensch said there are seven homes under construction at this time and two homes have been completed. He has received three fence applications and one swimming pool application and they are under construction currently. There are two new home applications that have not started construction.

**Nominating:** No report

**By-Laws/Covenants:** No report

**Covenants Compliance:** Sharon Lee said she has received complaints about builders failing to clean up their trash, and driving on the property of other owners in the area.

**Roads:** Dan Knight reported that he has received bids on the road construction. The board will review the bids and a decision will be made based upon the funds available. Creekwood and Shady Oak are being considered for repairs, as well as adding two new parking spaces at the mailboxes.

**Mowing/Trees:** Since the weather is improving, the mowing of the roadsides and common areas will begin next week.

**Social Activities:** Brenda Zubieta invited ideas about activities that will be provided by the POA. More information will be provided later about a spring garage sale.

**Crime Watch:** Dan Knight said he still needs a few more block captains to distribute stickers and communicating with neighbors about things on your street.

### **OLD BUSINESS**

**Special Election for By-Laws & Covenants:** A motion was made by Dan Knight and seconded by Sharon Lee to postpone revising the Covenants and By-Laws until the Annual Meeting in January 2024. The motion passed four to one. The required changes in State Law for 2021 will be added to the Covenants and By-Laws, since they do not need to be approved by the property owners.

## FLRPOA MINUTES

Page 3

March 14, 2023

**Mail Boxes:** Liz Lawlis reported that three new mailboxes have been ordered and two small mailboxes will be removed. The postmaster will assign the new mailboxes as soon as possible. In the meantime, the property owners affected will need to pick up their mail at the post office.

### **NEW BUSINESS**

**Management Certificate:** A motion was made by Glen McComb and seconded by Dan Knight to approve the Management Certificate for 2023. The motion passed unanimously.

**Committee Chairs:** Brenda Zubieta provided the names of the chairs of each committee.

**Change FLPOA Mailing Address:** A motion was made by Glen McComb and seconded by Dan Knight to change the mailing address for the POA to 100 Flying L Drive, Bandera, Texas 78000. The motion carried.

**Change Bank for Checking Account:** A motion was made by Glen McComb and seconded by Nancy Rowton to move the POA Checking Account from Wells Fargo Bank to Texas Hill Country Bank and open a money market account, checking account (which will be a clearing account only) and a debit card. Authorized signers are Brenda R. Zubieta, Daniel M. Knight, Sharon L. Buchanan, Glenwood McComb, Carline I. James, Nancy D. Rowton and Elizabeth A. Lawlis. The motion passed unanimously.

**Road Construction Bids:** A motion was made by Glen McComb and seconded by Nancy Rowton to consider the bids for road repairs. The motion passed. Dan Knight reported that he has received three bids: Pave Co \$63,027; Hill Country Seal Coat \$64,008; and BK Paving \$79,427. However, the bids cannot be compared because they do not include the same things. A motion was made by Nancy Rowton and seconded by Dan Knight to postpone the vote on the road construction. The motion passed.

**Add Statement on ACC Application:** The board considered adding a statement to the ACC Application to ensure the property owner and builder were aware of the PUD requirements prior to construction. A motion was made by Glen McComb and seconded by Caroline James to consider adding the statement to the application. The motion failed. A motion was made by Dan Knight and seconded by Nancy Rowton to postpone the vote at this time. The motion carried.

### **ADJOURN TO EXECUTIVE SESSION**

The board adjourned to Executive Session at 8:30 p.m. to discuss: Insufficient Funds for Check; Legal Matters; Noncompliance of ACC Application and Late Fees/Collections. The Executive Session was adjourned at 8:56 p.m.

**FLRPOA MINUTES**

**Page 4**

**March 14, 2023**

**RE-ADJOURN**  
**REGULAR**  
**MEETING**

The board resumed the regular meeting. A motion was made by Dan Knight and seconded by Glen McComb to accept the resignation of Tom Goldstein. The motion was approved. A motion was made by Glen McComb and seconded by Dan Knight to waive the \$23 late check fee for a property owner. The motion passed.

**ADJOURNMENT**

A motion to adjourn at 9:05 p.m. was made by Dan Knight and seconded by Nancy Rowton. The motion carried.

Respectfully Submitted,

***Kathy Antwine***

Kathy Antwine, Recording Secretary