

**FLYING L RANCH PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
March 7, 2017**

MINUTES

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

- PRESENT** Bob Bashaw, Penny Bateman, Liz Lawlis, Jamie Murray, Kathleen Segura, and Donna Witt
- ALSO PRESENT** Leslie Rector, Terry Segura, Linda Segura, Jay Gainer, Charles & Susan Freeman, Maggie Ferragamo, Treasurer, Kathy Antwine, Recording Secretary
- CALL TO ORDER** Penny Bateman, Chairman, called the meeting to order at 6:07 p.m. There being a quorum present the meeting proceeded.
- INVOCATION** The invocation was given by Liz Lawlis.
- APPROVAL OF MINUTES** A motion was made by Bob Bashaw and seconded by Liz Lawlis to approve the minutes of the February 7, 2017 meeting. The motion carried unanimously.
- TREASURER'S REPORT** Maggie Ferragamo, Treasurer, distributed copies of the Treasurer's Report to the board members and property owners. The report included: the Balance Sheet as of March 7, 2017; the Profit & Loss, January 1 through March 5, 2017; the Profit & Loss, February 7 through March 7, 2017; Profit & Loss Budget vs. actual, January through December 2017; and the Check Detail Report, February 7, through March 7, 2017. The POA has a total of \$160,932.67 in all bank accounts. The total association dues collected is \$73,802.40. The POA has received \$69,884.00 for 2017 dues, which is 75% percent of the amount billed. Of the remaining 25 percent, 12% is owed by one property owner, which leaves 13% in uncollected fees at this time. The POA has recovered \$401.76 in sales tax refunds. The Total Income for the year is \$76,866.68; Total Expenses are \$4,377.99 for a Net Income of \$72,488.69. An invoice for \$1,500 has been sent to the Ranch for their share of the road work done in 2016.
- Ms. Ferragamo said the 2016 taxes are due no later than May 15, 2017. Greg Seibert, the CPA who did the taxes and compilation last year, said his fee to file the 990-EZ and the compilation for 2016 will be \$1,500. The board agreed to the previous decision to hire Mr. Seibert to do the taxes and compilation independent of the board. Penny Bateman said the POA has received a request from the daughter of a property owner. Her father had a stroke and she just found the POA invoice. She mailed the payment, but it was one day late. She requested the late fee be waived since his payments have never been late. A motion was made by Bob Bashaw and seconded by Donna Witt to waive the late fee requested. The motion carried unanimously.
- PUBLIC FORUM** 1) Jay Gainer addressed the board on the concerns about deer poaching and darting on the Ranch.

FLRPOA MINUTES

March 7, 2017

Page 2

COMMITTEE REPORTS

STANDING COMMITTEES

Architectural Control: Penny Bateman reported that the new house on Wood View is completed; a fence on Glen Valley has been approved; and a workshop is being built on Valley Oak Drive. The plans for a new home on Brown Saddle Place have been approved.

Nominating: No report

By-Laws: No report

Covenants: Donna Witt reported on House Bills that have been proposed that concern POA's. The deadline for bills is March 10, 2017.

1) **HB 207** – Restricts sex offenders from child safety zone, including private community playgrounds.

2) **HB 755** – POA's can collect fees to fund educational and cultural programs in schools that serve the subdivision.

3) **HB 923** – Requires fines to be reasonable based on the nature, frequency, and effect of the violation on the entire subdivision. Fine structures will need to be more flexible and amounts made on a case-by-case basis.

4) **HB 522** – Provides protection for any religious item to be displayed and placed anywhere on the property and of any size.

5) **HB 1341** – Clarifies meeting notice in advance of meetings; makes it easier for owners to gain access to association records; makes personnel financial records available to owner inspections and any owner request related to a board meeting must be documented in the meeting minutes. The bill allows Texas attorney general and district or county attorneys to sue an association for violating Chapter 209 of the Texas Property Code. The bill provides every owner attending a meeting be allowed to speak for at least 30 minutes. Current law allows owners to speak in Public Forum only.

Roads: Kathleen Segura said she had prepared a presentation to the board on the roads, but she has just received more information. A motion was made by Kathleen Segura and seconded by Liz Lawlis to table any discussion on the roads at this time. The board approved unanimously.

Mowing/Trees: Bob Bashaw and Rusty Dowda toured the property to get a better idea on what he has been doing in the past. Bob requested Rusty prepare a plan with a schedule showing where he would be and what he would be doing. Mr. Bashaw recommended mowing lots with realtors' signs only if payment is received for mowing. No mowing has been done due to the rain. The road sides will be sprayed to kill the weeds and grass when the weather clears up. The common area on Glen Valley will be cleaned up and trimmed around the trees. The mail box area will be painted. The Ranch requested that the POA use the color scheme being used on Ranch properties.

FLRPOA MINUTES

March 7, 2017

Page 3

Social Activities: Penny Bateman recommended having another Yard Sale in April. Information will be provided at a later date.

Web Site: Liz Lawlis said she had talked to John Goode about possible changes to the web site. The web site may have to be moved to another server which will incur some cost to the POA. More information will be provided later.

Reclamation of and/or Filing of Liens: Bob Bashaw and Liz Lawlis will compile a list of property owners to be considered for filing liens.

OLD BUSINESS

No old business was presented.

NEW BUSINESS

Board Member Resignation: A motion was made by Liz Lawlis and seconded by Bob Bashaw to accept the resignation of Terry Segura. The motion carried unanimously.

Appoint New Board Member: Penny Bateman said two property owners have shown an interest in volunteering to fill the open position on the board: Diane Segura had volunteered to fill her husband's position, and another resident is still considering it, but had not yet decided. The board appreciated Diane's offer to serve, but was concerned about filling the position with the spouse of someone who had recently resigned.

The board discussed its desire to diversify its members by encouraging some of our younger residents with children to become involved, and by considering appointing a man, since the board is now made up of five women and one man.

A motion was made by Liz Lawlis and seconded by Bob Bashaw to table the appointment until a later date. The motion carried unanimously. An email will be sent to property owners informing them of the board vacancy and inviting them to submit their resume for consideration.

Elect Executive Secretary: Donna Witt nominated Kathleen Segura to serve as Executive Secretary. A motion was made by Donna Witt and seconded by Bob Bashaw to elect Kathleen Segura as the Executive Secretary. The motion passed unanimously.

Variance for Sign on #7 Tee Box: Penny Bateman said a property owner had reported that the sign on the #7 tee box advertising a Hole-In-One gift certificate for \$100 in the General Store was in violation of the Covenants. Ms. Bateman asked if the board should consider a variance since the sign was not strictly advertising and generously offered a benefit to anyone making a Hole-In-One. After discussion, it was determined that a variance would not be granted because it would set a precedent for other similar signs to be put up in the community.

Code of Conduct: A copy of the Code of Contact was given to board members for their review. It will be discussed at the next meeting.

FLRPOA MINUTES

March 7, 2017

Page 4

Welcoming Committee: Jamie Murray presented information on welcoming new homeowners on the Ranch. She said the project should be reproducible and sustainable so it would not be a burden to replicate. She recommended developing a packet of information that could be given out to new homeowners. She said new homeowners need basic information, for example: trash disposal, mail boxes, map of the subdivision, covenants restrictions, board of directors, dates of meetings, web site information, calendar, committees, amenities available, business cards for local businesses, Chamber of Commerce books, PUD magnets, and POA phone books with homeowner information, as well as emergency phone numbers.

Review POA Insurance: Donna Witt said she has scheduled a meeting with the insurance agent on March 9, 2017 to review the insurance coverage. The information will be presented at the April meeting.

Amenities Survey: March 10, 2017 is the deadline for surveys to be returned. The information will be compiled and provided to property owners. The results of the survey will be used to consider the Amenities contract for 2017.

Block Captains: In an effort to disseminate information quickly, the POA will consider establishing block captains for each street. This item will be tabled for consideration at a later date.

Newsletter: Donna Witt will continue to distribute the newsletter to the community. The board will preview it before the newsletter is sent to property owners.

Section 6, Lot 25: A property owner has notified the POA that he wants to give his lot to the POA in exchange for the past due fees. Liz Lawlis will get more information and it will be presented at the next meeting.

Deer Darting and Poaching: Penny Bateman reported that there has been deer darting and poaching on the Ranch. The men darting are hired by the Ranch to legally remove Black Buck and Axis on Ranch property which is legal. Jay Gainer, who is employed by the Texas Parks & Wildlife Department, reported that the Parks & Wildlife laws require a minimum of ten acres for hunting to be legal. The biggest issue is the poaching, which is illegal, but there must be evidence of hunting to prosecute. If you see trucks with guns or see someone hunting, write down the license plate number and report it. Property owners cannot harass anyone who is legally hunting or chase animals off to prevent their capture. This is a Class B Misdemeanor.

FLRPOA MINUTES
March 7, 2017
Page 5

ADJOURNMENT: A motion was made by Bob Bashaw and seconded by Jamie Murray to adjourn the meeting at 8:25 p.m. The motion carried unanimously.

Respectfully Submitted,

Kathy Antwine, Recording Secretary