

**FLYING L RANCH PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
November 8, 2022**

MINUTES

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

- PRESENT** Woody Baker, Mark Gill, Tom Goldstein, Bob Haueter (Zoom), Sharon Lee Buchanan, Glen McComb, and Brenda Zubieta
- ALSO PRESENT** Brent Buchanan, Jodi Mensch, Caroline James, Sybil March, Larry Marsh, Jeff & Paula Tasin, Brian Caldwell, Nancy Rowton, Ellen Sides. Leslie Rector, Katherine Le, Rayla Childers, Judd Ryan, Megan Ryan, Judith Langehennig, Bernie Messier, Doug & Cindy Stevens, Sandy Bredlau (Zoom), Louise Henson, Zoom, Liz Lawlis, Treasurer, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** The meeting was called to order at 7:00 p.m. by Mark Gill, Vice-Chairman. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Brenda Zubieta.
- PLEDGE OF ALLEGIANCE** The Pledge of Allegiance to the United States Flag and the Texas Flag was recited by the members.
- APPROVAL OF MINUTES** A motion was made by Glen McComb and seconded by Tom Goldstein to approve the minutes of the September 13, 2022 meeting. The motion carried unanimously.
- TREASURER'S REPORT** Liz Lawlis, Treasurer, presented the Treasurer's Report to the board. The report included: the Balance Sheet (Accrual) as of October 31, 2022; the Profit & Loss Actual vs. Budget January through November 2022; the Profit & Loss Monthly & YTD through November 2022; and the Unpaid Bills report as of November 8, 2022. The POA has \$140,507.65 in the Checking Account at Wells Fargo bank; \$30,468.88 in the CD at Texas Hill County Bank; and \$56,598.76 in the Reserve Account at Texas Hill Country Bank. The Accounts Receivable has dropped again to \$29,170.13. We have collected \$109,692.28 of the estimated income of \$128,835.00 for the 2022 budget. As of October 31, 2022, the POA has a surplus of \$56,811.47. The interest rate on the Reserve Account went up .06%. The taxes for the roads have increased to \$2,234.74. We have been notified by the Postmaster that the POA must replace the mail boxes that are damaged and cannot be used any longer. One box has been ordered and there are plans to replace the damaged ones, as well as more boxes. The following expenditures are added to the Unpaid Bills Report for November: \$1,500 to Carlos Aguilar to return his construction deposit; \$73.00 to Cage Pugh Ltd. LLP for legal services; and \$18.67 to NAPA Auto Parts for tractor parts. A list of debits that have been paid for online payments is \$1,852.86. A motion was made by Brenda Zubieta and seconded by Tom Goldstein to accept the Treasurer's Report and approve the payment for bills.

PUBLIC FORUM

- 1) Steve Cox, who lives at 1015 Valley Oak Drive, requested that Leslie Rector read a letter from him regarding his driveway. Mr. Cox was told by the builder that he would send a copy of the engineering report for his records indicating that the driveway does not violate any existing covenants or restrictions. If the POA has the report, he is requesting a copy for his records.
- 2) Leslie Rector presented a list of concerns regarding the failure of the board to legally enforce the Covenants and By-Laws in a variety of areas.
- 3) Rayla Childers presented a concern about the road that was built to a new house on Valley Oak Drive, but did not include the road to their home on Creekwood which is under construction.
- 4) Nancy Rowton encouraged everyone to treat each other with respect.
- 5) Judd Ryan expressed his concern that the board has not been run as it should have been done. The entire board should make decisions, not one person.
- 6) Sandy Bredlau presented two items to be added to the construction requirements: 1) All builders and contractors for new construction must be licensed; and 2) maintain original property elevation for proper drainage.
- 7) An anonymous letter was received regarding the Covenants that are not being enforced.

COMMITTEE
REPORTS

Architectural Control: There are nine (9) homes under construction at this time; two (2) homes have been completed and two (2) applications for exterior paint have been received.

Nominating: At this time, there are four applications for the open board positions: Larry Marsh, Camryn Mellot, Brenda Zubieta, and Dan Knight.

By-Law/Covenants: No report

Roads: Woody Baker said he is meeting with the roads contractor and Doug Stevens to evaluate the repairs needed on the roads. Also, the speed bumps on Flying L Drive will be painted. It was recommended that reflective paint be used so it is visible at night.

Mowing/Trees: The common areas and roadsides will continue to be mowed as needed.

Finance Committee: No report

Crime Watch: Dan Knight reported that the stickers for the property owners' cars have been received and will be distributed by the block captains.

Social Activities: The Community Yard Sale held on November 5, 2022 was very successful and well attended by visitors. Information will be provided at a later date about a Christmas Party in December at the Branding Iron. A variety of activities will be planned for next. An email group of local homeowners will be developed to communicate the social activities, rather than using social media.

OLD BUSINESS

Mailboxes: The postmaster has informed the POA that there are no more mailboxes available for new homeowners. In addition to a new mailbox unit that has already been ordered, the board has funds in the budget next year to replace mailboxes as needed. A motion was made by Tom Goldstein and seconded by Bob Haueter to purchase a new mailbox unit from the Reserve funds this year. The motion carried.

NEW BUSINESS

Changes to Covenants and By-Laws: A motion was made by Bob Haueter and seconded by Tom Goldstein to approve the changes recommended to the Covenants and By-Laws. The motion carried.

Budget for 2023: A motion was made by Tom Goldstein and seconded by Glen McComb to approve the 2023 Budget, which includes a 10% increase in the annual property owners' dues to \$175.00 per lot per year. The motion carried with an abstention from Bob Haueter.

ADJOURNMENT

A motion was made by Woody Baker and seconded by Glen McComb to adjourn the meeting at 7:45 p.m. The motion carried.

Respectfully Submitted,

Kathy Antwine

Kathy Antwine, Recording Secretary