

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 14, 2018**

MINUTES

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

PRESENT Dan Chapa, Marilyn Dawson, Megan Jaeger, Liz Lawlis, Glen McComb, and Donna Witt

ABSENT Diane Segura

ALSO PRESENT Maurice Doublet, Philip Jaeger, Leslie Rector, June Baker and Kathy Antwine, Recording Secretary

CALL TO ORDER Marilyn Dawson, Chairman, called the meeting to order at 7:00 p.m. There being a quorum present, the meeting proceeded.

INVOCATION The invocation was given by Marilyn Dawson.

APPROVAL OF MINUTES After a review of the minutes, a motion was made by Glen McComb and seconded by Liz Lawlis to accept the minutes as presented. The motion passed.

TREASURER'S REPORT Liz Lawlis, Treasurer, provided copies of the Treasurer's Report to the board members. The report included: the Balance Sheet as of July 31, 2018 (Cash & Accrual Basis); the Profit & Loss for July 2018; Profit & Loss January through July 2018; Profit & Loss Budget vs. Actual January through July 2018; And the Unpaid Bills Detail Report as of August 14, 2018. The POA has \$137,002.56 in the checking account at Wells Fargo Bank; \$29,100.79 in the CD at Texas Hill Country Bank; and \$37,551.78 in the Reserve account at Texas Hill Country Bank for a total of \$203,655.13. The POA has a Net Income of \$88,489.48. Since the Petty Cash Fund Account is no longer needed, a motion was made by Dan Chapa and seconded by Marilyn Dawson to balance the Petty Cash Fund and delete the account. The motion passed unanimously. The POA no longer has a contract with the Ranch for amenities; therefore, the income account of \$6,500.00 for Amenities Passes and the expense account of \$12,000.00 will not be needed. The Finance Committee will determine how the monies can be reallocated and the accounts deleted from the budget. A motion was made by Glen McComb and seconded by Donna Witt to approve the bills for payment and accept the Treasurer's Report. The motion passed.

COMMITTEE REPORTS

STANDING COMMITTEES

Architectural Control: Dan Chapa reported that four new houses have been approved, one is under review now, and two more will be submitted later. The new houses will be in Section 6, Lot 10; Section 13, Lot 15A; Section 5A, Lot 21, and Section 5, Lot 43.

Nominating: Garry Schneider agreed to serve on the Nominating Committee.

By-Laws: No report

Covenants: No report.

Roads: The 2018 road repairs are scheduled to begin about August 21, 2018. The contractor may come in earlier to do pothole repairs. There are two things that damage the roads more than anything and that is standing water and weeds. The weeds are growing in the cracks in the roads all over the subdivision and major spraying is needed. When Mrs. Witt contacted Wendy Grams, Chief Appraiser at Bandera County Appraisal District about the taxes on the POA roads, she was told:

- All of the POA roads whether constructed or not, gravel, asphalt or chip seal, and our parks are all appraised at an unimproved nominal fee.
- Improvements that would raise our rate (only at a nominal rate as we are a non-profit) are items like a playground with equipment, a pavilion, a club house, etc.
- She explained that our land appraisal rate fee is higher than the Resort's rate because our land is not contiguous and most of their land is. Contiguous land is appraised at a lower rate.
- Another meeting is planned with Wendy Grams this fall to go over all of the roads to see how they determined which roads are the POA's responsibility to maintain versus which roads belong to the Resort.

Mowing/Trees: Mowing requests by property owners are still coming in and Rusty is mowing the lots when the fee is paid. The POA will determine if there are any dead trees that need to be removed.

Social Activities: The Neighbor's Night Out gathering was held on Tuesday, August 7, 2018.

Finance Committee: Liz Lawlis reported that Tracy Bellis has agreed to serve on the Finance Committee. She is a CPA.

OLD BUSINESS

Paint Bid for Mail Box Huts: This item will be tabled pending submission of bids.

Road Bids: The only road bid received was opened last month. In an email vote by the board on July 16, 2018, the PaveCo Designs road bid was approved by the board as follows:

BID#1 passed unanimously 6-0 (with the exception of item #3)

1. Remove, rebuild and double chip seal Brown Saddle Place from Flying L Drive to Creekside parking lot.

Road Bids, Cont'd.

2. Asphalt the remainder of Spanish Grant from Briarwood intersection to Valley Oak Drive.
3. Failed.
4. Overlay the following intersections: Flying L Drive and Creekwood Drive; Quail Valley and Quail Valley Place; and Valley View and Bottle Springs Road.

BID #2 failed by a vote of one for and five against.

Bid #3 passed unanimously by a vote of 6-0.

1. From Spanish Grant up to the new section of Valley Oak Drive (AKA Valley Oak Circle) patch road edges, pot holes and single chip seal the road.

The total amount to be paid to PaveCo Designs for road work in 2018 is \$52,121.00. The payment plan will be 10% up front, 40% midway through the project, and 50% after the completion of the work. Road repairs are scheduled to begin about August 21, 2018.

NEW BUSINESS

Monies Allocated for Fireworks in 2018 Budget: The board discussed whether to pay the Resort the \$500 allocated in the budget for the fireworks presentation on July 4, 2018. A motion was made by Liz Lawlis to give \$500 to the Flying L Dude Ranch for the fireworks presentation. The motion failed for lack of a second.

Package Boxes at Mail Box Huts: A motion was made by Donna Witt and seconded by Liz Lawlis to table this item pending a review of the need for more package boxes and a decision will be made next month. The motion passed unanimously.

Bike Rack for Student Bus Riders: The POA does not have a place to install a bike rack that would be convenient for students riding the bus.

Select New CPA: A motion was made by Dan Chapa and seconded by Liz Lawlis to discuss the need for a new accountant. After discussing the options available, a motion was made by Dan Chapa and seconded by Donna Witt to obtain a new accountant for the POA. The motion carried.

PUBLIC FORUM

1. Leslie Rector referred to her comment in the June minutes regarding the ACC committee. She said she had some "suggestions" for the ACC, but the minutes said she had some "questions." She also said that the PUD had received a report that a property owner has seen multiple people in the dumpsters going through the trash bags. A suggestion was made to post a notice to property owners cautioning them to be aware of what they put in their trash. In regard to evaluating removal of dead trees in the POA right-of-way, she reminded the

Public Forum, Cont'd.

board that some of the roads are not paved at the correct width, which would affect the determination of who is responsible for removing the tree.

2. Maurice Doublet said he had witnessed people going through trash also.
3. June Baker said it appears that the tractor may be bringing in grass and mud and the trash needs to be cleaned up inside the PUD Building.

**EXECUTIVE
SESSION**

The meeting was adjourned at 8:05 p.m. to go into Executive Session. The board will discuss Legal Matters, Enforcement Actions, Late Fees/Collections and Contract Negotiations.

**RE-ADJOURN
REGULAR
MEETING**

The regular meeting re-adjourned at 8:25 p.m. A motion was made by Donna Witt and seconded by Dan Chapa to write-off dues owed on Section 5A, Lot 21. The motion carried unanimously. Another motion was made by Donna Witt and seconded by Dan Chapa to file five liens on the following properties for past due fees: Section 15, Lot 4; Section 13, Lot 57; Section 17, Lot 18S; Section 12, Lot 48, and Section 13, Lot 8. The motion passed.

ADJOURNMENT

A motion was made by Dan Chapa and seconded by Donna Witt to adjourn the meeting at 8:26 p.m. The motion carried.

Respectfully Submitted,

Kathy Antwine, Recording Secretary