

**FLYING L RANCH PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
May 11, 2021**

MINUTES

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

- PRESENT** Woody Baker, Zach Galm, Mark Gill, Bob Haueter (Zoom), Glen Mc Comb, Diane Segura, and John Simmons
- ABSENT** Zachary Galm (Proxy to Bob Haueter)
- ALSO PRESENT** Vic & Denise Strickland, Marilyn Dawson, Sally Reyes
- CALL TO ORDER** The meeting was called to order at 7:00 p.m. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by John Simmons
- PLEDGE OF ALLEGIANCE** The Pledge of Allegiance was led by Diane Segura
- APPROVAL OF MINUTES** A motion was made by John Simmons and seconded by Woody Baker to approve the minutes of the March 9, 2021 board meeting. The motion passed unanimously.
- TREASURER'S REPORT** Liz Lawlis presented the Treasurer's Report to the Board. The report included: the Balance Sheet (Cash & Accrual Basis) as of April 30, 2021; the Profit & Loss Actual vs. Budget, January through April 30, 2021; and the Unpaid Bills Detail Report as of May 11, 2021. The POA has \$126,415.58 in the Checking Account at Wells Fargo Bank; \$30,301.97 in the CD at Texas Hill Country Bank; and \$56,455.91 in the Reserve Account at Texas Hill Country Bank. The POA has Accounts Receivable in the amount of \$42,077.48. As of April 30, 2021, the POA has a Total Income of \$115,241.55; Total Expenses of \$90,792.11 for a Net Income of \$24,449.44. Two more checks need to be added to the Unpaid Bills Detail Report: NAPA Auto Supplies for \$42.47 and Rusty Dowda for \$228.00. A motion was made by Diane Segura and seconded by John Simmons to accept the Treasurer's Report and approve the payment of bills. The motion carried unanimously.
- PUBLIC FORUM** Vic Strickland explained that he received a Certified Letter from the board advising he could be fined up to \$600.00 for having a trailer on his property for more than four days. He contacted the POA and discovered a letter was sent on March 1, 2021, telling him he needed to remove the trailer, but he did not receive the letter. As a result, a second warning letter was sent on April 26, 2021, which he received, since it was Certified. He explained that he was using the trailer to remove dead trees on his property and the work had been interrupted by the rain and freezing weather. He immediately removed the trailer and requested a

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meeting with the board. In the future, he recommended the POA call the property owner when a violation is noticed, rather than sending a letter. If that had been done, he could have explained the reasons for having the trailer on his property and the second letter would not have been needed.

COMMITTEE REPORTS

STANDING COMMITTEES:

Architectural Control: None

Nominating: None

By-Laws & Covenants: None

Roads: Woody Baker reported that Glen Valley Circle has been paved and the contractor did a good job. The pothole repair will be done when the weather clears up.

Mowing & Trees: Glen McComb said the growing season is starting up and Rusty will start mowing common areas, road edges, and lots that need to be mowed that property owners have paid for. If there are any other lots that need to be mowed, but haven't been paid for, he will mow them and they will be billed.

Social Activities: Sally Reyes is coordinating the Community Yard Sale that is scheduled for Saturday, June 5, 2021 from 9:00 to 3:00 p.m. She has asked Property Owners to contact her if they are planning to participate in the sale. Fliers will be available at the front gate indicating the streets where the sales will be located.

Finance Committee: Mark Gill said Liz Lawlis has prepared a spread sheet with the interest rates for savings accounts. He said the POA would receive a better interest rate if the Reserve Account was moved to a Money Market account. A motion was made by Mark Gill and seconded by Glen McComb to move the Reserve Account to a Money Market account with Texas Hill Country Bank. The motion passed unanimously.

Crime Watch: None

OLD BUSINESS

There was no Old Business discussed by the board.

NEW BUSINESS

Property Owner Concern about Construction of a Privacy Fence: Marilyn Dawson addressed the board in protest of a privacy fence that was erected in Section 1, Lot 15 which is in violation of the Restrictive Covenants. She said one of the major reasons the POA has Restrictive Covenants is to protect the property values of all residents. A privacy fence has never been allowed in the Flying L subdivision. Her concerns are listed below:

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- 1) The fence is contrary to Article III, Section 5(a) of the Restrictive Covenants, which states “Fences shall not exceed a height of four (4) feet.” Six-foot courtyard fencing has been allowed, but it can be no more than twelve feet wide. The fence around a pool is usually for security and safety purposes, not for privacy.
- 2) The project did not meet the requirements in Article XI, Section 10, which states a project shall commence within 90 days of approval and be completed within three months. The date of approval of the ACC Application was August 25, 2020 and construction began in March, 2021.
- 3) Any construction that does not meet the Restrictive Covenants requires a Variance by the board.

She said the ACC Committee and the Board of Directors need to correct this mistake by enforcing the Covenants and changing the fence. She requested an opportunity to meet privately with the board and was invited to meet with the board during executive session.

Checks under \$300 will Require Only One Signature: A motion was made by Glen McComb and seconded by John Simmons to require only one signature for checks under \$300. The motion passed unanimously.

Increase Rusty Dowda’s Hourly Rate from \$12 to \$14 per Hour: This item will be discussed in Executive Session.

Development of a Community Park: Penny Bateman reported information on developing a community park on Spring Creek Circle. Spring Creek Circle was recommended since it is the largest common area and there are shade trees on it. She said the community felt like it was important to have a place for the residents to have a place for social gatherings, for children to have a place to play, and any other uses our community might have for such a place. The committee would like to consider celebrating with a ribbon cutting ceremony and ice cream social for our new POA park on the 4th of July. The committee members are: Penny Bateman, Kathy (KC) Campbell, Liz Koeninger, Michele Kosmalski, Nathon Laws, Sally Reyes, and Zach Galm. The plans are to develop the park in three stages.

Stage 1: Set up water and electricity connection and purchase picnic tables and chairs. Install signs showing Restrictions, Hours of Use, and “No Liability for Injuries”, etc. The Park will include a secured Trash Can area with a framed rack of pipe with chains. Initially, traffic will park on the grass along the south side, and ultimately, a parking area will be provided with pea gravel. Landscaping will be added as budget allows. A motion was made by Glen McComb and seconded by Mark Gill to approve the installation of water and electricity for the proposed park area for a total cost of \$4,900. The motion passed with five ayes and one nay.

Stage 2: Add a 30’ x 50’ covered pavilion area with backdrop for outdoor movies and bulletin board. Using community volunteers, install poles with

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downlighting and timers, BBQ pits, fire pits and an area for horse shoes, “corn hole” game, etc. A community garden will be added, as well as a playground area, which will be purchased commercially and built by volunteer residents.

Stage 3: Install bathrooms (septic or PUD sewer), a swimming pool/splash area, and an enclosed building and fencing.

**ADJOURN TO
EXECUTIVE
SESSION**

The board adjourned the regular meeting to go into Executive Session at 8:10 p.m. to discuss Legal Matters, Enforcement Actions, and Late Fees & Collections.

**RE-ADJOURN
REGULAR
MEETING**

The regular session of the board resumed at 8:47 p.m. The following action was taken:

- 1) A motion was made by Glen McComb and seconded by John Simmons to increase the hourly rate for Rusty Dowda from \$12 to \$14 per hour effective on April 1, 2021. In addition, the board will request a study to compare the cost of contracting with a mowing company vs. the purchase of new equipment and continuing to pay Rusty Dowda, including the extra jobs that he takes care of for the POA. The motion passed unanimously.
- 2) To ensure the Covenants are followed by the ACC, any application that the ACC considers questionable would be taken to the board for property owner input and board approval.

ADJOURNMENT

A motion was made by Woody Baker and seconded by Diane Segura to adjourn the meeting at 8:50 p.m. The motion passed.

Respectfully Submitted:

Kathy Antwine, Recording Secretary