

**FLYING L RANCH PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 14, 2017**

**MINUTES**

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

**PRESENT** Penny Bateman, Bob Bashaw, Dan Chapa, Matt Haecker, Liz Lawlis, Jamie Murray and Donna Witt

**ALSO PRESENT** June Baker, Leslie Rector,

**CALL TO ORDER** Penny Bateman, Chairman, called the meeting to order at 7:02 p.m. There being a quorum present, the meeting proceeded.

**INVOCATION** The invocation was given by Penny Bateman.

**APPROVAL OF MINUTES** The board reviewed the minutes of the October 10, 2017 meeting. A motion was made by Penny Bateman and seconded by Jamie Murray to completely strike from the minutes of the October 10, 2017 meeting the statements made in the Public Forum. The motion was approved unanimously. A motion was made by Bob Bashaw and seconded by Liz Lawlis to approve the minutes of the October 10, 2017 as amended. The motion carried unanimously.

**TREASURER'S REPORT** Maggie Ferragamo provided copies of the Treasurer's Report to the board members. The report included the Balance Sheet as of October 31, 2017 (cash and accrual basis); the Profit & Loss as of October 2017; the Profit & loss January through October 2017; the Check Detail as of October 2017; the Profit & Loss Budget vs. Actual January 1 through November 14, 2017; and the Customer Balance Summary as of November 20, 2017. The POA has a total of \$117,015.01 in all bank accounts. A total of \$101,614.74 has been received for association dues, of which \$90,291.47 was for 2017 dues. As of November 30, 2017, The Total Income was \$122,195.09; Total Expenses were \$93,492.25 for a Net Income of \$28,702.84.

**COMMITTEE REPORTS**

**STANDING COMMITTEES:**

**Architectural Control:** Two new projects were approved: a house on Valley Oak and a driveway extension on Quail Valley. The owners of the new house on Flying L Drive will add the driveway, carport, and skirting around the house within the one year time frame of their ACC application.

**Covenants:** Donna Witt reported that there were two trailers that were on owners' lots for more than four days. Letters have been sent to the property owners.

**By-Laws/Covenants:** The Covenants Committee presented the proposed changes to the By-Laws and Covenants to the board for their review. The committee proposed making changes to nine items in the By-Laws and eight items in Covenants. The board will determine the changes that need to be made which will require a vote by the POA members.

**Roads:** No report

**Mowing:** No report

**Trees:** No report

**Finance Committee:** No report

**Web Site:** No report

**Nominating:** The deadline for filing to run for a position on the board is November 21, 2017. One person has submitted their application to run for the board. There are three positions that will be filled in January.

**Social Activities:** The Community Yard Sale was a success.

**OLD BUSINESS**

**Budget for 2018:** Tabled until the next meeting.

**NEW BUSINESS**

**Password Protected Folder on Web Site:** Donna Witt said a folder that is password protected can be placed on the web site for access by board members. For example, the following documents would be accessible: IRS 501 c4 letter, Texas Sales Tax Certificate form; CIA Property Management Company's You Tube video locations & PDF samples; Committee Handbooks for chairman to follow past procedures; Board Member Handbook, etc. Information and documents will be gathered and added to this folder.

**Mail Huts:** The POA will purchase paint and materials to prep and paint the mail box huts. Money is in the budget to cover the cost of the repairs needed.

**EXECUTIVE  
SESSION**

A motion was made by Bob Bashaw and seconded by Dan Chapa to adjourn the regular meeting to go into Executive Session at 7:44 p.m. The motion passed.

**RECONVENE  
REGULAR  
MEETING**

During Executive Session, the board considered Legal Matters, Liens, Enforcement Actions, and Late Fees and Collections. No actions were taken. A motion was made and seconded to adjourn the Executive Session at 8:30 p.m. The motion passed.

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**ADJOURMENT**

A motion was made and seconded to adjourn the board meeting at 8:31 p.m. The motion passed.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary