

**FLYING L RANCH PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 12, 2020**

**MINUTES**

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

- PRESENT** Amanda Christensen, Glen McComb, Bob Haueter, Diane Segura, and John Simmons. Woody Baker and Garry Schneider joined the meeting through a conference call.
- ALSO PRESENT** Leslie Rector, Garry Powles, Ken Munson, Gary Powles, Jr., Dean Furnish, Brent & Sharon Buchanan, Rick & Nancy Rowton, Sandie Johnston, Sandie Bredlau, Dave Hartman, Marva & Woody Dinwiddie, Penny Bateman, Randy Lawlis, Steve Childers, Cindy Stevens, Maurice Doublet, and Kathy Antwine, Recording secretary.
- CALL TO ORDER** Bob Haueter, Chairman, called the meeting to order at 7:04 p.m. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Glen McComb.
- PLEDGE OF ALLEGIANCE** The audience said the Pledge of Allegiance to the Flag.
- MINUTES** A motion was made by Glen McComb and seconded by Diane Segura to approve the minutes of the March 10, 2020. The motion passed.
- TREASURER'S REPORT** Liz Lawlis, Treasurer, provided copies of the Treasurer's Report to the board. The report included: the Balance Sheet (Cash & Accrual) as of April 30, 2020; the Profit & Loss Monthly & YTD January through April 2020; the Profit & Loss Actual vs. Budget January through April 2020; and the Unpaid Bills Detail Report. The POA has \$215,010.05 in the Checking Account at Wells Fargo Bank; \$29,939.66 in the CD at Texas Hill Country Bank; and \$56,385.44 in the Reserve Account at Texas Hill Country Bank. As of April 30, 2020, the POA has a Total Income of \$122,367.65; Total Expenses of \$44,035.85 for a Net Income of \$78,331.80. As of April 30, 2020, the POA has collected \$103,583.00 in 2020 Association Dues, which is about 93% of the budgeted amount of \$112,160.00. Mrs. Lawlis reported that the board did not expend all the funds in the Roads Budget in 2019, so those funds need to be moved to the 2020 Roads Budget. A motion was made by Amanda Christensen and seconded by Diane Segura to approve the transfer of the remaining funds in the 2019 Roads Budget to the 2020 Roads Budget. The motion carried. A motion was made by John Simmons and seconded by Glen McComb to approve the refund of the \$1,500 deposit on the construction of a new home. The motion passed unanimously. A motion was made by John Simmons and seconded by Glen McComb to accept the Treasurer's Report as submitted and approve the payment of bills. The motion passed unanimously.

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### PUBLIC FORUM

1) Leslie Rector asked if property owners who owned their property prior to the change in the requirement of a minimum of 2,000 sq. ft. would be grandfathered in or are they subject to the new Covenants.

2) Brent Buchanan addressed the board regarding the appeal of the 2,000 sq. ft. minimum home. He said he was opposed to granting the appeal.

3) Sandie Bredlau also expressed her opinion regarding spec homes and allowing homes to be built that are less than 2,000 sq. ft. She asked if there were any regulations for contractors to follow while building a home. She also commented on the need for mowing in the subdivision.

4) Marva Dinwiddie said she is building a new home on Glen Valley Circle. She said she would like for the board to consider paving the road to their home.

### COMMITTEE REPORTS

#### **STANDING COMMITTEES:**

**Architectural Control:** New homes are under construction on Glen Valley Circle and Stone Crest Drive. The new home on Deerwood Circle has been sold and the builder has agreed to construct a concrete driveway, rather than gravel. There are a number of fence applications that have been approved and three new applications have been received. There is an appeal tonight that will be considered on the construction of three new homes.

**Nominating:** The board will be holding elections for new board members in December. Property owners are encouraged to get involved in the community and apply for a position on the board.

**By-Laws/Covenants:** No report

**Roads:** A contractor has agreed to meet with the board in the near future to drive around the subdivision to evaluate the roads to determine the repairs that will be needed to be done in 2020.

**Mowing:** The POA is very busy mowing since there are many lots that need to be mowed, including the common areas and roadsides.

**Trees:** The POA identified the vacant lots that needed to be cleared of dead trees, shrubs, cactus, rocks, and stumps so they could be mowed by the POA. Three bids were received for the work to be done and the contractor with the lowest bid was selected. The property owners whose lots were identified received a letter indicating the cost to do the work and informing them they are responsible to maintain their lot. They were given the option of doing it themselves or agreeing to have the contractor do the work for them. The

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majority agreed to pay the POA to do the work. The contractor has started working on cleaning up all the vacant lots in the subdivision.

**Social Activities:** The POA has decided to have only one Community Yard Sale this year. Due to the social distancing requirements, this spring was not a good time to have one. More information will be provided on the date selected. There is a photographer that lives in the community and she has offered to do the door front family pictures just for fun. More information will be provided if arrangements can be made to do the pictures.

**Finance Committee:** Liz Lawlis provided a list of the names of all property owners who have outstanding funds due as of May 12, 2020. There are nineteen owners who owe over \$1,000. The POA has filed a lien against these properties and turned them over to a collection agency. The only other option would be to foreclose on these properties, but it would cost from \$5,000 to \$10,000 per lot. There are thirty-two properties that owe \$500 or more and have been past due two or more years. Mrs. Lawlis asked for direction from the board to determine when a lien should be filed against the property. A motion was made by John Simmons and seconded by Garry Schneider to advise the Treasurer to file a lien when the outstanding dues have reached \$500 or more. The motion passed unanimously.

**Crime Watch:** When the social distancing guidelines have been lifted, arrangements will be made to develop the Neighborhood Watch Committee.

### **OLD BUSINESS**

**Consider Abatement of Lots for the Flying L Resort:** At the March board meeting the Resort requested abatement of the following lots because they are owned by the Resort and are used for commercial property: Section 15, Lot 37 is the Putt Putt mini golf course; Section 12, Lot 31 is already abated by the 1997 Agreement; Section 10, Lots 22 & 25 are part of the #15 fairway and tee box; and Section 17, Lot 13 is part of the tee box on #14. Lots can be abated as long as they are used for commercial purposes and State of Texas prohibits collecting dues on commercial lots. A motion was made by Glenn McComb and seconded by Woody Baker to abate the existing commercial lots with the condition that we get the approval from the attorney and have a provision requiring board approval for future abatement of lots for commercial purposes. The motion passed with one nay.

### **NEW BUSINESS**

**Renew the Website Domain:** In order to maintain the current website, the POA needs to renew it every year and it is \$17.98 per year. A motion was made by Amanda Christensen and seconded by Glen McComb to approve the payment of \$17.98 to renew the website domain for another year. The motion carried

**Consider Abatement of Lot:** Leslie Rector requested abatement of the POA dues for Lot 6 in Section 6 because it is unbuildable due to the fact that it is in a drainage area. She said the appraisal district has reduced the value of the lot since it is unbuildable due to the drainage issue. The board will address the issue at the next board meeting.

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**Consider Appeal for Construction of Three Homes Under 2,000 sq.ft.:** The property owners and the contractor said their request to build an 1,800 sq. ft. home, rather than the required 2,000 sq. ft. was based on the fact that the size of the lot would not accommodate a 2,000 sq. ft. house with a septic system. A letter from an engineer from the State of Texas was presented that stated, “Based on your covenants and property easement, it is impossible to design and install an on-site sewage facility on the .25-acre lot.” The TCEQ will not allow a 2,000 sq. ft. home to be built on the lot due to the lack of distribution area for the sewage system. The lot would allow for an 1,800 sq. ft. home. As an alternative, they offered to add heating and cooling to the garage so it would be considered livable space, which would increase the size of the house to 2,000 sq. ft. The board advised the owners to make the changes to increase the livable space to 2,000 sq. ft. and resubmit the application to be reviewed by the ACC Committee.

**Consider Adding Storage Buildings to Covenants:** The item will be tabled until the next meeting.

**Consider Eliminating the Cul-de-Sac on Glen Valley Circle:** The plat map for Glen Valley Circle shows a cul-de-sac road. The property owners in that area are requesting that the POA keep the area green belt, rather than building the cul-de-sac road. They are requesting the current road be extended to their driveway. A motion was made by John Simmons and seconded by Glen McComb to pave the road to the new home with the materials currently used for road work. The passed with one abstention.

**POA Website:** Chris Molnar, who is a property owner, has offered to upgrade the POA website which would also provide emails for all board members. He may also be able to design it so that property owners can pay their dues on line. A committee will be developed to explore this possibility.

**EXECUTIVE  
SESSION**

The Executive Session was cancelled.

**ADJOURNMENT**

A motion was made to adjourn the meeting at 9:52 p.m. The motion carried unanimously.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary