

**FLYING L PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
May 10, 2022**

MINUTES

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

- PRESENT** Woody Baker, Mark Gill, Tom Goldstein, Bob Haueter, Sharon Lee, Glen McComb, and Brenda Zubieta, (by proxy to Glen McComb)
- ALSO PRESENT** Diane Segura, Brent Buchanan, Caroline James, Leslie Rector, Bernie Messier, June Baker, Cindy Stevens, Doug Stevens, Sandy Bredlau (Zoom), Roger Pinkerton (Zoom), Victor Solano (Zoom), Patricia Hernandez (Zoom), Liz Lawlis, Treasurer (Zoom), and Kathy Antwine, Recording Secretary
- CALL TO ORDER** Bob Haueter, Chairman, called the meeting to order at 7:03 p.m. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Caroline James.
- PLEDGE OF ALLEGIANCE** Larry Mensch led the Pledge of Allegiance to the United States Flag and the Texas Flag.
- APPROVAL OF MINUTES** A motion was made by Glen McComb and seconded by Woody Baker to approve the minutes of the March 8, 2022 meeting. The motion passed unanimously.
- TREASURER'S REPORT** Liz Lawlis, Treasurer, presented the Treasurer's Report. The report included: the Balance Sheet (Cash & Accrual) as of April 30, 2022; the Profit & Loss Actual vs. Budget January through April 2022; the Profit & Loss Monthly & YTD January through April 2022; and the Unpaid Bills Report as of May 10, 2022. The POA has \$203,275.37 in the Checking Account at Wells Fargo Bank; \$30,423.36 in the CD at Texas Hill Country Bank and \$56,534.84 in the Reserve Account at Texas Hill Country Bank. As of April 30, 2022, the POA has a surplus of \$120,053.75. The POA has collected \$108,629.15 in dues for 2022 which is a 95% rate of payment for 717 lots. A motion was made by Tom Goldstein and seconded by Glen McComb to approve the Treasurer's Report. The motion carried unanimously.
- PUBLIC FORUM**
- 1) Brent Buchanan said the new home contractors have to dig up the roads to access the sewer lines for connection to the home. He suggested the board develop a standard to repair the street with asphalt and make the requirement a part of the ACC application.
 - 2) Leslie Rector provided information to the board on the requirements for granting a variance.
 - 3) Bernie Messier explained to the board the reason he was asking for a variance to construct a shed in the ten-foot setback on his property.
 - 4) Nancy Rowton could not attend the meeting, but she provided a list of concerns about barking dogs, children riding on the back of golf carts, and

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security for the Creekside Park starting Memorial weekend and ending after Labor Day.

5) Sandy Bredlau recommended the board revise the requirements for contractors; i.e. increase deposit, verify liability insurance; require temporary power pole; reduce noise level; restrictions on parking; fill open holes as soon as possible and fine contractors who fail to follow the requirements.

COMMITTEE REPORTS

Architectural Control: Larry Mensch presented the ACC Report. There are nine new homes under construction at this time, and four homes have been completed since the March meeting. The ACC has received three new home construction applications; two fence applications, two storage shed applications, and one patio application. Larry Mensch and Mark Gill will form a sub-committee to review and revise the ACC documents required for construction.

Nominating: No report.

By-Laws/Covenants: No report.

Roads: Woody Baker reported that \$83,000 has been budgeted for roads. About \$3,000 will be used to repair potholes. The board is reviewing the condition of all the roads and will determine the road that will be repaired and paved with asphalt. The dip in the intersections of Stone Crest at Deerwood and Spring Creek at Wood View will be repaired also. The board is required to build a road to a new home when it is completed, so any excess funds will be set aside for new roads.

Mowing/Trees: Glen McComb said Rusty Dowda is busy mowing the road sides and common areas.

Social Activities: The Community Garage Sale will be held on Saturday, May 21, 2022. Brenda Zubieta has planned to provide a list of the homes that will be participating and it will be available at the entrance to the Ranch on Saturday.

Finance Committee: No report.

Crime Watch: Dan Knight reported that the Facebook page for the Crime Watch program has been launched. He said he is in need of volunteers to serve as block captains and community involvement is needed. You can contact him at: safetychair@flyinglpoa.com and he will send you an invite to the Facebook page. His phone is 713-705-2285.

OLD BUSINESS

A motion was made by Glen McComb and seconded by Woody Baker to purchase a cast iron bench for \$530 to be placed in the Tawny Oak Common area in recognition of the contributions made to the community by Garry Schneider. The motion passed unanimously.

NEW BUSINESS

Request for Variance in Section 1, Lot 2: The board will address this issue during Executive Session.

Request for Variance in Section 13, Lot 61: The board will address this issue during Executive Session.

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Management Certificate: A motion was made by Mark Gill and seconded by Woody Baker to approve the Management Certificate Policy. The motion carried.

OTHER BUSINESS

Construction Deposit: A motion was made by Glen McComb and seconded by Woody Baker to increase the construction deposit from \$1,500 to \$2,000. The motion passed.

Liability Insurance: A motion was made by Glen McComb and seconded by Mark Gill to require proof of liability insurance from the contractor. The motion passed.

Temporary Power Pole: A motion was made by Glen McComb and seconded by Sharon Lee to require a temporary power pole be installed on the property when electricity is needed for construction. The motion passed.

**ADJOURN TO
EXECUTIVE
SESSION**

The board adjourned the regular meeting at 8:35 p.m. to go into Executive Session to discuss Legal Matters, Enforcement Actions, Late Fees and Collections.

**RE-ADJOURN
REGULAR
MEETING**

The regular session of the board resumed at 9:15 p.m.

1) The owner of Section 13, Lot 61 appealed the ACC denial to construct a shed in the 10-foot setback on his property. A motion was made by Mark Gill and seconded by Glen McComb to uphold the denial by the ACC Committee as stated in Article XI, Section 2. The motion carried.

2) The board considered the appeal by the owner of Section 1, Lot 2 to construct an unattached 7 x 7 resin shed inside the courtyard fence on his property. A motion was made by Glen McComb and seconded by Woody Baker to uphold the denial by the ACC Committee as stated in Article III, Section 2. The motion carried.

3) A motion was made by Glen McComb and seconded by Sharon Lee to impose a \$100 fine on the owner of Section 10, Lots 3 & 4 for operating a Polaris ATV on Flying L subdivision roads. The motion carried.

4) A covenants violation letter will be sent to the owner of Section 1, Lot 32 & 33 who has two non-operational cars parked on his property.

ADJOURNMENT

A motion was made by Woody Baker and seconded by Mark Gill to adjourn the meeting at 9:20 p.m. The motion carried.

Respectfully Submitted,

Kathy Antwine

Kathy Antwine, Recording Secretary