

**FLYING L RANCH PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
February 7, 2017**

MINUTES

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

- PRESENT** Penny Bateman, Bob Bashaw, Liz Lawlis, Jamie Murray, Kathleen Segura, Terry Segura, and Donna Witt
- ABSENT** Kathy Antwine, Recording Secretary
- ALSO PRESENT** Leslie Rector, June Baker, Dick Shafer, Jan Shafer, Dora Schneider, Gary Schneider, Don Bateman, Jim Boyd, and Maggie Ferragamo, Treasurer
- CALL TO ORDER** The meeting was called to order at 6:08 p.m. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Penny Bateman.
- APPROVAL OF MINUTES** The minutes of the January 10, 2017 meeting were approved electronically on January 22, 2017. The minutes of the January 29, 2017 meeting were approved electronically on February 6, 2017.
- TREASURER'S REPORT** Maggie Ferragamo provided copies of the Treasurer's Report to the board and the members in attendance. The report included: the Balance Sheet as of February 7, 2017; the Profit and Loss January 1 through February 7, 2017; the Profit and Loss January 11 through February 7, 2017; the Check Detail Report; the 2016 Budget vs. Actual; and the Profit and Loss Budget vs. Actual January through December 2017. The POA has a total of \$117,353.19 in all bank accounts. An invoice will be sent to the Flying L Ranch for \$1,500 for their share of the road work done in 2016. Liz Lawlis reported she received \$410.63 in sales tax refunds for POA purchases in 2016. Due to the time required to collect sales tax refunds, the POA will not try to recover taxes for \$10.00 or less.
- PUBLIC FORUM** June Baker asked if there have been any covenants violations in January. She has volunteered to help with the covenants violations.
- COMMITTEE REPORTS**
- STANDING COMMITTEES:**
- Architectural Control:** Penny Bateman reported that she has received an application to install a patio cover. The construction is almost complete on the new home on Wood View Circle.
- Nominating:** No report
- By-Laws:** No report

Covenants: The variance to allow trash containers to be placed on the street one day per week was presented to the four existing board members on January 24, 2017, but did not receive enough electronic votes to pass.

Roads: The POA solicited a bid to seal cracks and a seal coat application for asphalt roads. The bids for pot hole repair will be submitted later. The bid included exact specifications on how the work would be done. Eleven contractors were requested to submit a bid. The four who were interested in bidding for the work met with board members to review the roads that needed repairs. Three bids were received and opened at the board meeting. Due to the large discrepancy in the bids received, the board decided to rebid the crack sealing, seal coat, and pothole repair. A motion was made by Liz Lawlis and seconded by Terry Segura to table the vote to select a contractor for road work. The motion passed unanimously. Sean Murray and Garry Schneider will be added to the Roads Committee.

Mowing: Terry Segura said the Ranch has agreed to allow the POA to refurbish the mail box area with paint and landscaping. No mowing is being done at this time. The common area on Glen Valley Circle will be cleaned up next.

Trees: A tree needs to be trimmed on Flying L Drive. The POA will identify dead trees that need to be removed by property owners.

Social Activities: No report

Web Site: No report

Reclamation of and/or Filing of Liens: No report

OLD BUSINESS

Dumpsters: The PUD had a special meeting on February 6, 2017 to rescind their previous decision to discontinue providing trash service for the homeowners. They voted to sign a new contract for dumpsters and will continue providing the service to homeowners. The following information will be provided to the PUD for future decision making.

1) Jamie Murray reported that Constable Rod Chalmers will follow up on illegal dumping cases and will prosecute. He said any and all evidence is crucial to prosecution; an eyewitness, a picture of the perpetrator, a video, and ideally, a license plate number linking an individual to the vehicle used in the dumping. He will follow through when able and currently he has 200 cases for illegal dumping. The POA should have a procedure in place for homeowners to report witnessing illegal dumping.

2) Bob Bashaw reported on security cameras that could be used. Security systems are good, but there is no guarantee that you will get the image you need to prosecute. If the individual knows where the cameras are pointing they will avoid the area. Cameras and more signage might discourage the illegal dumping. If some individuals are caught and fined it would discourage others.

OLD BUSINESS,
(Cont'd.)

3) Donna Witt provided information on the PUD's jurisdiction and policies. The PUD District was created by House Bill 1140 in 1971. In addition to supplying water for domestic purposes, the PUD is authorized to "collect, transport, process, dispose of, and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state." The governing agency for the PUD is the Texas Commission for Environmental Quality (TCEQ). If the residents within the PUD disagree with decisions made by the PUD, they have three options:

- 1) send a Certified Letter to the board stating their issue;
- 2) contact their county district attorney; or
- 3) contact the TCEQ (the PUD's governing body).

Liens: No report

NEW BUSINESS

Bonding Insurance for POA Treasurer: Liz Lawlis reported that the purchase of bonding insurance would be for the full board and the treasurer can be added. The quote from McMullen Insurance for \$100,000 is \$394 per year and \$289 for \$50,000 coverage. A motion was made by Bob Bashaw and seconded by Terry Segura to purchase \$100,000 in bonding insurance. The motion carried unanimously.

Letter to Bandera County Appraisal to Reevaluate POA Property: Liz Lawlis provided a letter that she will present to the Bandera County Appraisal District suggesting that they revalue properties owned by the POA. She said the focus will be on the property on Valley Oak Drive. The lot is used for drainage and a house cannot be built on it.

Elect Vice-Chairman of the Board: Kathleen Segura nominated Liz Lawlis to serve as Vice-Chairman of the board. Donna Witt seconded the nomination. The board voted unanimously to elect Liz Lawlis Vice-Chairman of the board.

Reassignments to Standing Committees: The following board members will be added to committees:

- 1) Bob Bashaw - Mowing/Trees Committee
- 2) Jamie Murray - Roads Committee
- 3) Donna Witt - By-Laws & Covenants

POA Attorney's Letter of Representation, Transfer and New Engagement Agreement: Greg Cagle has left the law firm of Savrick Schumann Johnson McGarr Kaminski & Shirley and joined the law firm of Cagle Carpenter Hazlewood. The new Engagement Agreement with Mr. Cagle needs to be signed and returned as soon as possible. Ms. Bateman provided copies to the board members for their review and approval.

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NEW BUSINESS,

(Cont'd.)

Form Committee to Study Drainage Issue on Flying L Drive and Tawny

Oak Circle: For the past two years, there has been significant flooding on Flying L Drive and Tawny Oak Circle during the Memorial Day weekend. The biggest issue is the flooding that occurs at two high water crossings which prevents members from exiting their streets until the water recedes. A committee will be formed to determine where flooding is a problem and whether or not the POA is responsible for correcting the issue. The committee will be comprised of the following property owners: Donna Witt, Bob Bashaw, Garry Schneider, Jay Gainer, and Roy Rodriguez.

ADJOURNMENT

A motion was made by Liz Lawlis and seconded by Donna Witt to adjourn the meeting at 8:15 p.m. The motion passed unanimously.

Respectfully Submitted:

Kathy Antwine, Recording Secretary

THE BOARD MEETING IN MARCH WILL BE HELD ON TUESDAY, MARCH 7, 2017