

**FLYING L RANCH PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 14, 2020**

MINUTES

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

- PRESENT** Woody Baker, Amanda Christensen, Bob Haueter, Garry Schneider, Diane Segura, and John Simmons.
- ABSENT** Glen McComb
- ALSO PRESENT** Brent & Sharon Buchanan, Dora Schneider, David G. Hartman, Steve Childers Maurice Doublet, Matt Haecker, Diana Campbell, Cindy Stevens, Doug Stevens, June Baker, Sandy Bredlau and Kathy Antwine, Recording Secretary
- CALL TO ORDER** The meeting was called to order at 7:00 p.m. by Bob Haueter, Chairman. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Steve Childers.
- PLEDGE OF ALLEGIANCE** The Pledge of Allegiance to the Flag was led by Woody Baker.
- APPROVAL OF MINUTES** A motion was made by Diane Segura and seconded by John Simmons to approve the minutes of the May 12, 2020 board meeting. The motion carried.
- TREASURER'S REPORT** Liz Lawlis, Treasurer, was not able to attend the meeting, but she prepared a copy of the Treasurer's Report for the board. The report included: the Balance Sheet (Cash & Accrual) as of June 30, 2020; the Profit & Loss Monthly & YTD January through June 2020; The Profit & Loss Actual vs. Budget January through June 2020; and the Unpaid Bills Detail Report. The POA has \$212,012.20 in the Checking Account at Wells Fargo Bank; \$30,060.40 in the CD at Texas Hill Country Bank; and \$56,392.62 in the Reserve Account at Texas Hill Country Bank. As of June 30, 2020, the POA has a Total Income of \$129,353.55; Total Expenses of \$54,235.06 for a Net Income of \$75,118.49. A motion was made by John Simmons and seconded by Garry Schneider to accept the Treasurer's Report as submitted and approve payment of bills. The motion passed.
- PUBLIC FORUM** 1) Steve Childers informed the board that he has been named the new PUD administrator. He said he built the web site for the PUD and property owners can now pay their bills on line. He will send a letter to all residents informing them of the change. He said there are several fire hydrants that have gotten overgrown and are difficult to see. He requested the POA mow around them.

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2) Matt Haecker addressed the board regarding the excessive amount of speeding on Flying L Drive. He is requesting that one speed bump be installed between the entrance to the Ranch at the corner of Edgewood Drive and Flying L Drive. He said the small signs that were installed by the road are not slowing the traffic. He suggested installing a flashing electronic sign that will flash the speed the car is traveling. Another option would be to hire the Sheriff to patrol the area to help slow the traffic down.

3) Nancy Rowton informed the board that teenagers are coming into the Ranch late at night to party, since the Creekside Park stays open at night. There are about five cars that come together and the teenagers are speeding, racing, peeling out and doing doughnuts on the roads at the back of the Ranch. This has been happening for quite a while and something needs to be done.

4) Sandy Bredlau agreed with Nancy Rowton and said she has seen the same cars speeding on Brown Saddle: a black Mustang, a silver Camaro, a burgundy pickup and a blue truck. Can the parents of these students be held accountable? She suggested a sign that takes a picture of your license plate if you are driving over 25 mph or installing a flashing electronic sign to slow the traffic. She also asked if anything can be done about people shooting the birds in the area. She was informed that as long as a pellet gun is used, it is not illegal.

COMMITTEE REPORTS

STANDING COMMITTEES

Architectural Control: There are seven homes under construction on the Ranch and a number of roof replacements that are being done. If you are replacing the roof and changing to a different material and/or color, you need to submit an ACC application for approval. If the roof is basically the same as the old one, you do not need to submit an application. Since 2018 we have had 15 new homes constructed. The POA has requested a report from the PUD indicating how many homes they can handle presently and an estimate of their maximum build-out. There are currently 190 homes occupied in the association with 538 vacant lots. The report will provide information on whether or not there will be sufficient water for the expected build-out of the association.

Nominating: The next board election will held be held in January 2021 and property owners are encouraged to get involved and file to run for the board.

By-Laws/Covenants: A concern was brought to the attention of the board regarding having more than one political sign in your yard. Texas State Law states that political signs can be displayed in your yard 90 days before an election and must be removed 10 days after the election, but does not limit the number of signs. Our By-Laws and Covenants are in conflict with State Law and must be changed. A motion was made by John Simmons and seconded by Diane Segura acknowledging that Texas State Law supersedes our By-Laws and Covenants and, as we become aware of any conflict, they will be updated, adjusted and aligned with Texas State Law. The motion passed unanimously.

Roads: Hill Country Paving was awarded the bid to repair the roads for 2020. The contractor provided a report indicating the condition of every road in the subdivision: A, B, C, & D. Spring Creek Circle is rated “C” and Shady Oak Drive is rated “D” and they will be repaired this year.

Mowing/Trees: The POA has completed the cleanup of all the vacant lots in the subdivision, except for oak trees. Oak trees should not be trimmed or cut down except in the hottest part of the summer, so the contractor will take care of the oak trees in August. All of the debris on the lots have been cleared so the POA can mow the lots for owners. The POA will develop a schedule to mow all the vacant lots by sections. In two weeks, the lot owners will be notified that the POA will start mowing by section. The POA will mow a vacant lot twice a year for \$50.

Social Activities: The Community Yard Sale is scheduled for Saturday, August 1, 2020.

Finance Committee: No report

Crime Watch: The committee will be set up when the pandemic subsides.

OLD BUSINESS

Dismiss Late Fees for Property Owners: A motion was made by Amanda Christensen and seconded by Woody Baker to dismiss late fees for two property owners. The motion carried unanimously. An electronic vote was held on June 14, 2020 to dismiss late fees for three property owners. The motion carried.

POA Web Site: Steve Childers has agreed to revamp the POA web site. He suggested that the board set up a committee to provide input on the information needed on the web site. The POA is sponsoring a photo contest for first, second, and third place prizes. The winning pictures will be posted on the web site.

Appeal for a Variance to the 2,000 sq.ft. Requirement: The appeal was denied by the board.

NEW BUSINESS

Megan Lamb Representing Two Property Owners: Megan Lamb informed the board before the meeting that she has received information that the POA cannot address her problems regarding access to a property.

Omar Lucio: Omar Lucio was unable to attend the meeting.

Award Bid for Road Repairs: A motion was made by Woody Baker and seconded by Garry Schneider to cleanup Spring Creek Circle for \$3,000 and pave Shady Oak Drive with asphalt for \$27,000. The motion passed unanimously.

Spraying Roadsides: The Ranch will spray the roadsides and the POA will purchase the chemicals.

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**EXECUTIVE
SESSION**

The board adjourned to Executive Session at 8:20 p.m. to discuss Legal Matters, Enforcement Actions, Late Fees/Collections, and Contract Negotiations.

**RE-ADJOURN
REGULAR
MEETING**

At the close of the Executive Session, the board readjoined the regular meeting. The following decisions were made by the board:

A property owner submitted an application to build a home on Knollwood Circle on October 23, 2019. He has exceeded the 90-day requirement to begin construction after approval of the ACC application. The board has withdrawn the approval for construction of the home and he will have to resubmit an application if he wants to continue with construction.

A property owner built a new home on Stone Crest Drive in 2012 and his plans indicated a circular driveway at the front of the home. At that time, the POA gave him a year to add the driveway, but it was not done. A letter will be sent to the property owner informing him that he is required to add the driveway to his home.

A property owner applied to build a home on Valley Oak Drive in 2018. The one-year requirement for completing the home was exceeded in 2019. The POA has given the owner two extensions to complete the home, but it is still unfinished. The property owner will be fined \$100 at this time. If the home is not completed in 30 days, a fine of \$200 will be charged. A fine of \$300 will continue every 30 days until the home is completed. If she is willing to meet with the ACC and establish a definitive completion date within the next 90 days, the board will consider waiving the fees charged.

A home is being built at the end of Creekwood and the owner has added a deck in the back, but an ACC application was not submitted to add the deck. The property owner will be informed that the deck must be removed. If the owner plans to add a deck, an ACC application must be submitted for approval.

ADJOURNMENT

A motion was made by Woody Baker and seconded by Diane Segura to adjourn the meeting at 9:00 p.m. The motion passed.

Respectfully Submitted,

Kathy Antwine, Recording Secretary