

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.  
ANNUAL MEMBERSHIP MEETING  
January 24, 2022**

**MINUTES**

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

- PRESENT** Woody Baker, Bob Haueter, Glen McComb, Diane Segura, John Simmons, and Brenda Zubieta
- ABSENT** Glen McComb
- ALSO PRESENT** Caroline James, Larry Mensch, Mensch, Brent Buchanan, Sharon Lee, Dora Schneider, Nancy Caldwell, Brian Caldwell, Tom Goldstein, Nancy Rowton, Ric Rowton, June Baker, Sybil Marsh, Leslie Rector, Marilyn Dawson, Mary Pollard, Cindy Stevens, Kristen Tomscha, Terry Segura, Liz Lawlis, Treasurer, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** The meeting was called to order at 7:10 p.m. by Bob Haueter, Chairman. There being a quorum, the meeting proceeded.
- INVOCATION** The invocation was given by Brenda Zubieta.
- PLEDGE OF ALLEGIANCE** The Pledge of Allegiance to the Flag was led by Tom Goldstein. The Pledge to the Texas Flag was led by Cindy Stevens.
- APPROVAL OF MINUTES** A motion was made by Diane Segura and seconded by Woody Baker to approve the minutes of the January 16, 2021 Annual Meeting. The motion carried.
- TREASURER'S REPORT** The Treasurer's Report was presented by Liz Lawlis, Treasurer. The report included: the Balance Sheet (Cash & Accrual Basis) as of December 31, 2021; the Profit & Loss Actual vs. Budget January through December 2021; the Budget for 2022; and the Approval of Expenditures Report. The POA has \$84,738.40 in the Checking Account at Wells Fargo; \$30,423.36 in the CD at Texas Hill Country Bank; and \$56,519.74 in the Reserve Account at Texas Hill Country Bank. The Balance Sheet shows an outstanding balance of \$36,431.35 in Accounts Receivable. The POA has collected 97% of the 2021 dues for 751 lots. The Net Income for 2021 is a negative balance of \$17,343.71. It is acceptable to have a negative balance for 2021, since there are outstanding funds due. The EZ Federal Tax Return has been filed and 1099 forms have been mailed. A motion was made by Diane Segura and seconded by Brenda Zubieta to accept the Treasurer's Report and approve payment of bills. The motion carried.
- FLYING L PUBLIC UTILITY REPORT** No report.

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### **FLYING L RANCH RESORT REPORT**

Kristen Tomscha presented the Flying L Ranch Resort report. She said the golf course is in the process of being completely renovated, including bent grass greens, new irrigation, additional sand traps, and new cart paths. The water park will not be open for 2022 due to extensive repairs and staffing issues, as well as the COVID. The Resort will offer an Amenities family membership for \$1,000 for Flying L property owners. The Branding Iron Restaurant will serve breakfast and lunch on week days and dinner on weekends.

### **STANDING COMMITITES**

**Architectural Control:** Twelve new homes have been built during 2021, with five still under construction. In addition to new homes, the ACC has approved applications for fences and screened-in porches.

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

**Roads:** At the beginning of each year, the POA evaluates the condition of all the roads and selects the road in greatest need of repair. During 2021, Spring Valley Circle was resurfaced with asphalt and potholes were repaired on all roads. The POA shared the cost with the Resort to resurface Flying L Drive from the tennis courts to the 17<sup>th</sup> tee with asphalt.

**Mowing & Trees:** In 2021, all the trees that were overhanging on the roadways were trimmed away from the road. To facilitate emergency vehicles entering the Ranch, the canopy on all trees were raised to 14 feet above the roadway. The roadsides and common areas were mowed as needed. Also, property owners lots were mowed if they paid the mowing fee.

**Social Activities:** The POA did not have a Fall Yard Sale, but there are plans to schedule a community-wide Spring Yard Sale. An effort was made to organize a group of property owners to provide caroling during the Christmas holidays, but it was not held.

**Finance Committee:** No report

### **PUBLIC FORUM**

POA Board Chairman, Bob Haueter, said the POA is governed by the Texas Property Code Section 209. There is no provision for property owners to speak, but does not prohibit the Public Forum. The board members agreed to continue giving property owners an opportunity to address the board. Each speaker will be given three minutes to speak and the board will not respond at that time.

1) Brent Buchanan said the PUD has notified property owners that a \$10 surcharge will be added to the monthly PUD bill for all property owners to cover the cost of back-up generators. He said that the cost of the lease will be satisfied in 5.2 years rather than ten years, but property owners will continue to pay the surcharge for ten years.

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- 2) Sybil Marsh asked the POA to install mirrors at the mailbox annex to be able to see if any traffic is coming before backing out into the street.
- 3) Marilyn Larson referred to social media comments by members of the board.
- 4) Leslie Rector presented the following concerns to the board:
  - She said the 30-day automatic approval of an ACC application should be removed from the Covenants
  - The concrete driveway on a new home extends about 6 feet into the roadway.
  - The Special Meeting Minutes for August 29, 2019 and October 23, 2019 have not been posted on the POA Web Site.
- 5) Penny Bateman said the monthly POA meetings should be reinstated.
- 6) Jodi Mensch said the posts on Facebook about the PUD selling water to Dollar General have caused controversy among homeowners.
- 7) Nancy Rowton said there is no forum to address the PUD Board selling water to Dollar General.

### REPORT FROM POA BOARD CHAIRMAN

Bob Haueter reviewed the challenges the POA dealt with in 2021, as well as the accomplishments. The property owner dues have remained the same for two years; twelve new homes have been added and roads are being resurfaced with asphalt. He thanked the board members for their contribution to the community, as well as Doug and Cindy Stevens for providing a room for the POA meetings. He said he is looking forward to working with the new board in 2022.

### OTHER BUSINESS

**Annual Assessment for 2022:** The annual dues assessment for 2022 is \$160 per lot per year.

**Date of 2023 Annual Membership Meeting:** The Annual Meeting will be held on January 14, 2023.

**Service Award:** An award was presented to John Simmons to recognize his dedication and service to the Flying L POA board for two years.

**Memorial:** A suggestion was made to place a “Memorial Bench” in the Tawny Oak common area to recognize Garry Schneider for the service he has made to the Flying L POA for the past ten years. The board will consider the proposal at the next meeting.

### BALLOT RESULTS

**Introduce the Tabulation Team:** The following property owners who volunteered to count the election ballots are: John Simmons, Acting Executive Secretary, Rick Rowton, Nancy Rowton, Lora Schneider, Larry Mensch, Jodi Mensch, and Mary Pollard.

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**Board Member Election Results for 2022:** The following property owners received the most votes and were elected to fill the three positions: Glen McComb, Diane Segura, and Tom Goldstein.

Following are the number of votes received by the candidates:

Glen McComb	222	Leslie Rector	109
Diane Segura	187	Mary Patrick	58
Tom Goldstein	162		

The results of the write-in candidates are:

Sharon Lee	120
June Baker	2
Sean McLerran	1

**ADJOURNMENT**

A motion was made by Woody Baker and seconded by John Simmons to adjourn the meeting at 8:55 p.m. The motion carried unanimously.

Respectfully Submitted,

*Kathy Antwine* \_\_\_\_\_

Kathy Antwine, Recording Secretary