

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.**  
**ANNUAL MEMBERSHIP MEETING**  
**JANUARY 13, 2024**

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

**PRESENT** Dan Knight, Larry Mensch, Sharon Lee Buchanan, Caroline James

**ALSO PRESENT** Nancy Caldwell, Brian Caldwell, Jodi Mensch, Ellen Sides, Brent Buchanan, Mary Pollard, Maurice Doublet III, Doris Goode, John Goode, June Baker, Joe Haeckel, Cindy Stevens, Chris Darden, Evette Maytum, Chuck Tondre, Steve Childers, Rayla Childers, Traci Bellis, Rick Allan, Gary Geldart, Angie Knight, Kristen Tomsche

**BALLOTS** Any outstanding ballots are due before the meeting is called to order.

**CALL TO ORDER** The meeting was called to order at 10:00 AM by Dan Knight, Chairman. There being a quorum, the meeting proceeded.

**INVOCATION** The invocation was led by Gary Geldart.

**PLEDGE OF ALLEGIANCE** The pledges of allegiance were led by Dan Knight and Brent Buchanan.

**APPROVAL OF MINUTES** A motion to approve the minutes of the January 14, 2023 Annual Meeting was made by Sharon Buchanan and seconded by Larry Mensch. The motion carried.

**TREASURER'S REPORT** The Treasurer's Report was presented by Liz Lawlis, Treasurer. The report included the Balance Sheet-Accrual as of December 31, 2023, the Profit & Loss Actual vs. Budget through December 2023 and the Approval of Expenditures Report. All POA accounts are at Texas Partners Bank. The POA has \$10,964.47 in the CLR Checking Account, \$120,659.07 in the Money Market 23 account, \$31,517.25 in the CD, and \$103,395.20 in the Reserve Account. The total in all bank accounts is \$266,535.99. The POA has collected 98% of the dues for lots with a total of \$32,937.13 in Accounts Receivables. Total current assets are \$300,480.55. There has been an 80% increase of interest earned from \$550.00 annually to \$2790.45 since moving accounts to Texas Partners Bank. There is a budget surplus of \$44,022.24.

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**FLYING L RANCH  
REPORT**

Kristen Tomscha presented the Flying L Ranch Resort report. The Ranch is in their 6<sup>th</sup> year anniversary of new ownership. They will be, once again, offering a Residential Membership for \$1000.00 annually. The Chuckwagon will resume at Spring Break and then again from Memorial Day to July 4<sup>th</sup>. Live music and an updated menu will be offered at the Branding Iron. The 19<sup>th</sup> Hole has been remodeled to include the Pro Shop and will be renamed the Wild West Grill and Pro Shop. Chuck Tondre, Golf Course Superintendent, gave updates on the opening of the golf course. The greens should be planted in the next few weeks, weather permitting. It will take about 90 days from that time for the greens to be playable. The golf course should be open some time in late Spring.

**FLYING L  
PUBLIC UTILITY  
REPORT**

Gary Geldart presented the Flying L PUD report. Gary reminded residents to break down boxes and pick up loose trash around the trash bins. They do monitor the cameras and will be watching for violations, especially for dumping furniture or construction trash. Please go to the PUD website for more information about trash rules. For Emergency Communication they will be using phone numbers and email addresses rather than Facebook. An engineer was hired to replace well #1 and the planning is in process. Aquifer levels went from 340 feet to 300 feet because of recent drought issues. The PUD presented a plan to the City of Bandera to accept their sewage which could then become affluent water to be used by the Resort to water the golf course. This would help the residents retain the aquifer level and the Resort maintain the golf course. While initially accepted by the City of Bandera, it was eventually shut down by them. Gary also spoke of a new way to handle Delinquent Accounts. He will be delivering cards to put on the front door notifying residents that their account is past due. He also noted that all Fire Hydrants have been repaired, painted and reflectors put on them.

**STANDING  
COMMITTEES**

**Architectural Control:** No Report

**Nominating:** No Report

**Covenant/By-Laws:** Larry Mensch reported that he is the Chair of this Committee and was looking for members to help review the Covenants and By-Laws for updating.

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**Covenants Compliance:** Sharon Buchanan reported that there were 7 violations, 4 have been resolved and 3 are standing violations. She thanked all those who have complied. The Committee will continue to send out monthly emails about various Covenants, as a friendly reminder to property owners. With the high winds we have experienced recently, there was an incident of a trampoline blowing from a resident's property. The property owner asked that Sharon publicly thank those that retrieved and returned the trampoline and anchored it in their yard. They were: Dan Knight, Brian Caldwell, Larry Mensch, Brent Buchanan, Nancy Caldwell and Sharon Buchanan. Sharon also reminded everyone to check on your neighbors when we face extreme weather conditions and reach out to the Board if you need help.

**Roads:** Dan Knight reported that 60 pot holes had been repaired in the past year and 4 additional parking spaces were added at the mailbox. There will be more pot hole repairs past Deerwood off of Flying L Drive.

**Mowing/Trees:** Larry Mensch said that Randy Morrison is the Mowing and Maintenance Technician and he has completed installing the reflective road signs. There was some tree trimming this past year and that will continue in 2024.

**Crime Watch:** Dan Knight spoke about the tragic loss of Mr. Robert Isaaks, a resident of Flying L Ranch. They identified the suspect as Freda Thomas, but it appears she may be living as a homeless person in another state. He cautioned residents that they need to be careful about allowing strangers into their home and watch out for your neighbor as well. He also reminded residents to prepare for the upcoming severe winter weather.

**REPORT FROM  
POA CHAIRMAN**

Dan Knight thanked the members of the Board; Caroline James, Sharon Buchanan and Larry Mensch for their service to the community. He thanked Liz Lawlis, Treasurer and Kathleen Segura, Recording Secretary for their work. Thanks also to the PUD for their improvements to the Ranch and to the Flying L Resort for allowing the POA to hold their meetings in their facility.

**PUBLIC FORUM** No request to speak

**OTHER BUSINESS**

**Annual Assessment for 2024:** As reported at the November meeting, dues will go up \$5.00 to be \$180.00 a year.

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**Date of Annual Meeting in 2025:** The Annual Meeting for 2025 will be Saturday, January 11, 2025.

**RECESS**

**MEETING:** The meeting was recessed at 10:41 AM to allow for counting of the ballots for Board Members and Covenant/By-Law changes.

**RESUME**

**MEETING:** The meeting resumed at 11:15 AM

**RESULTS OF  
ELECTION**

**Tabulation Team:** The following property owners participated in tallying the ballots: Caroline James, Board Member, Nancy Caldwell, Brian Caldwell, Jodi Mensch, June Baker, Mary Pollard and Dee Geldart.

**Board Member Election Results:** The following property owners were elected to fill the four open positions on the Board for the 2024-2026 term: Ellen Sides, Sharon Lee Buchanan, Evette Maytum, and Chuck Dye.

**Results of Covenant and By-Law election changes:** all Covenant changes passed except for #6 which would have allowed a change in the the minimum square footage requirement on the lots in Section 17. Both By-Law changes passed.

**ADJOURNMENT** A motion by Larry Mensch and seconded by Caroline James was made to adjourn the meeting at 11:35. The motion carried unanimously.