

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
Saturday, January 19, 2019**

MINUTES

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

- PRESENT** Marilyn Dawson, Megan Jaeger, Liz Lawlis, Diane Segura and Donna Witt
- ABSENT** Dan Chapa and Glen McComb
- ALSO PRESENT** See attached list of property owners in attendance.
- CALL TO ORDER** Marilyn Dawson, Chairperson, called the meeting to order at 10:05 a.m. There being a quorum present, the meeting continued.
- INVOCATION** The invocation was given by Doris Goode.
- PLEDGE OF ALLEGIANCE** Marilyn Dawson led the Pledge of Allegiance to the Flag.
- INTRODUCTION OF BOARD MEMBERS AND STAFF** Marilyn Dawson introduced the current board and staff members in attendance: Megan Jaeger, Diane Segura, and Kathy Antwine, Recording Secretary. In addition to serving as Vice-Chairman, Liz Lawlis is also the Treasurer. Donna Witt, Executive Secretary, was in an adjoining room counting the ballots for the election. Dan Chapa and Glen McComb were unable to attend the meeting.
- APPROVAL OF MINUTES** A motion was made by Liz Lawlis and seconded by Megan Jaeger to approve the minutes of the January 20, 2018 Annual Membership Meeting. The motion carried unanimously.
- TREASURER'S REPORT** The Treasurer's Report was presented by Liz Lawlis. The report included: the Balance Sheet (Cash & Accrual Basis) as of December 31, 2018; the Profit & Loss Actual vs. Budget January through December 2018; a graph and pie chart of Income Summary by Month - January through December 2018; a graph and pie chart of Expense Summary by Month - January through December 2018; and the Unpaid Bills Detail Report. The POA has \$69,661.43 in the Checking Account at Wells Fargo Bank; \$29,144.57 in the CD at Texas Hill Country Bank; and \$37,599.13 in the Reserve Account at Teas Hill Country Bank. As of December 31, 2018, the POA has a Total Income of \$117,013.09; Total Expenses of \$98,344.55; for a Net Income of \$18,668.54. The Finance Committee will be recommending to the board at the next meeting to take some of this money and put it into the Reserve

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FLYING RANCH RESORT REPORT

Account. It is the goal of the Finance Committee to continually put money aside for expenses that may come up that were not planned or for future endeavors that the board might decide to do. A motion was made by Megan Jaeger and seconded by Diane Segura to accept the Treasurer's Report. The motion carried.

The Flying L Ranch Resort report was presented by the Operations Manager, Nathan Hansen. He said several changes have been made to the Ranch including new roofs on the buildings and improvement in the landscaping. Some changes are being made to the water park. It is not exactly where they want it this year, but they will continue to make improvements. A lot of improvements have been made on the golf course, including the fairways, greens and new bunkers. It will continue to get better next year. The fences around the golf course will not be replaced. If property owners would like to take the split rail golf course fence down from the back of their property, the Ranch will do that for you if you let them know.

The golf course is now called the Flying L Golf Club which means it is now a country club and it allows the members of the county club to take advantage of the amenities on the Ranch. If you are not a member of the Flying L Golf Club you are not allowed to use the amenities, according to Texas State Law.

The Resort is offering three memberships to the country club for the property owners to take advantage of the amenities: the pool, the tennis courts, the basketball courts and the golf course.

1) **An Annual Family Unlimited Pass** for \$3,800.00 includes golf for the primary member, the spouse and eligible dependents (based upon IRS guidelines). The pass includes unlimited golf plus all the amenities; i.e. the water park, pool, tennis, basketball courts, etc.

2) **An Annual Family Limited Pass** includes all the amenities and gives a discounted rate for golf for \$1,750.00 per year for a family.

3) **An Annual Individual Membership** for \$1,000.00 per year which includes all the amenities and a discounted rate on golf.

With the family pass you are entitled to bring three (3) guests with you to participate in the amenities. Since it is now a country club, the water park will be opened to club members from March 9th through October 15th daily. The season pass to the water park is still available, but it is a public pass, which means it is only available when the water park is open to the public. If you buy a country club membership you are a part of the private pool and you have unlimited access to the park. For more information you can go to the website at FlyingL.com.

The Branding Iron Bar & Grill has been reopened and it is family friendly. The bar and grill is open Thursday, Friday, Saturday, Sunday and Monday. Thursday is "happy hour" and live music is provided on Fridays. There are four TVs playing sports on different channels on Saturdays and Sundays and food is also available.

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FLYING L GOLF
COURSE REPORT

No report

FLYING L PUBLIC
UTILITY REPORT

No report

STANDING
COMMITTEE
REPORTS

Architectural Control: There are three or four new homes to be built in the near future, which is a sign that the community is growing rapidly and that is a good thing. We encourage you to make friends with the new members and welcome them to the Ranch.

By-Laws/Covenants: Donna Witt and her committee are currently counting the votes for the By-Laws and Covenants and the results will be presented at the end of the meeting.

Roads: The following road repairs were completed in 2018 by PaveCo Designs of Bandera. Of the \$63,995.00 budgeted for road repairs, the POA paid \$52,212.00, which included painting three of the speed bumps. Besides the work which PaveCo was contracted to do, they generously filled in some of the deep potholes in the PUD parking lot while on site, as well as numerous other POA areas when they had extra materials. More importantly, PaveCo repaired three damaged areas on the previously asphalted side of Spanish Grant. The new road damage was caused by an 18-wheeler truck delivering construction items for a new house. Because continuously rainy or cold weather delayed the POA road repairs, PaveCo felt the need to do the repairs without charging our association.

Completed in 2018 were the following items:

- 1. Flying L Drive from intersection with Brown Saddle Place to Creekside parking lot:** rebuilt the failing road base and was double chip sealed.
- 2. Spanish Grant Drive from the culvert after the asphalted portion (intersection of Briarwood & Spanish Grant) to Valley Oak Drive:** laid asphalt over existing chip seal and machine-build, defined shoulders on both road sides.
- 3. Valley Oak Drive (aka Valley Oak Circle) past the Spanish Grant cement culvert,** redefined road edges, filled pot holes, and laid a single layer of chip seal which was tied into the 2016 new road addition to the Barlow's home.
- 4. Overlaid three (3) POA Intersections:** Creekwood Drive with Flying L Drive, Quail Valley Place with Quail Valley Drive; and Valley View with Bottle Springs Road.
- 5. Potholes:** were cut out and hot patched at designated locations throughout the subdivision.

6. Speed bumps painted: Thank you to **JT Hooten** for painting the speed bumps on Spanish Grant and Valley Oak Drive in 2018!

Mowing/Trees: The POA has not been able to do much mowing due to the rainy season we have had. Twenty-six (26) dead trees were removed from common areas and road sides. The goal of the POA next year is to remove the dead trees on all POA property, and consider removing the ball moss from the trees in the spring.

Social Activities: Diane Segura said the POA had a National Night Out that coincided with the rest of the country, but not Texas. The Yard of the Month was started in 2018 and it ran from May to October. The annual POA Picnic was held in October, but it may not be offered next year due to the expense and the apparent lack of interest. If you have any ideas or suggestions that you would like to do as a community, please let us know. In response to a question about a community garage sale, she said that there was some interest, but no one was willing to help with it. If there are property owners who would like to help, it will be considered next year.

Finance: Liz Lawlis said the Finance Committee is composed of Traci Bellis, Austin Christensen, Kathleen Segura, and herself. In addition to the information provided in the Treasurer's Report, the POA has earned \$207.98 in interest for the year in the checking account at Wells Fargo and the CD and Reserve account at the Texas Hill Country Bank.

**REPORT FROM
POA BOARD
CHAIRPERSON**

Marilyn Dawson said she thinks everything is going smoothly and we are trying to do the best for you. If you have any questions, don't hesitate to ask. We might not be able to answer it for you, but we will try.

NEW BUSINESS

Elect Four (4) Board Members for 2019-2020 Term: There are four open positions to be filled for the 2019-2020 term. Ballots were mailed to property owners for their selection on board members to fill the open positions.

Proposed Changes to By-Laws: The POA By-Laws had two items that required clarification: 1) a PUD Board Member on the ACC is no longer required; and 2) clarifying state law for reasons why a ballot would not be counted.

Proposed Changes to Covenants: The POA Covenants had eight (8) items presented to members for a vote in the areas of: Definitions, Use Restrictions, Maintenance, Architectural Control and Construction Requirements.

OTHER BUSINESS

Annual Assessment for 2019: The annual assessment for 2019 is \$165.00 per lot per year.

Date of 2020 Annual Membership Meeting: The 2020 Annual Membership Meeting will be Saturday, January 18, 2020.

Service Awards: An award was presented to Donna Witt and Dan Chapa for their service to the board for the past two years.

PUBLIC FORUM

No one addressed the board during the Public Forum.

BALLOT RESULTS

Introduce the Tabulation Team: The property owners who volunteered to tabulate the votes for the board member election are: Penny Bateman, Larry Henson, Louise Henson and Donna Witt, Executive Secretary.

Board Member Election Results: Donna Witt announced the results of the board member election:

Ellen Biggs - 200	<u>Write-in Votes</u>
Amanda Christensen - 200	Penny Bateman - 3
Marilyn Dawson - 207	DeWayne Pirtle - 2
Liz Lawlis - 202	Chris Molnar - 2

Results of Changes to By-Laws: The proposed changes to the By-Laws were approved by a majority of property owners:

1: Yes – 205; No - 4

Results of Changes to Covenants: The eight (8) proposed changes to the Covenants passed by a majority of property owners:

# 1: Yes - 203; No - 18	#5: Yes – 197; No - 23
# 2: Yes - 213; No – 4	#6: Yes – 196; No - 22
# 3: Yes – 196; No – 24	#7: Yes – 170; No - 51
# 4: Yes – 181; No – 37	#8: Yes – 205; No - 13

ADJOURNMENT

A motion was made by Donna Witt and seconded by Sandi Johnston to adjourn the meeting at 11:45 a.m. The motion passed unanimously.

Respectfully Submitted:

Kathy Antwine, Recording Secretary