

**FLYING L PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 12, 2022**

MINUTES

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

- PRESENT** Woody Baker, Mark Gill, Tom Goldstein, Bob Haueter, and Brenda Zubieta (Zoom)
- ALSO PRESENT** John Ruwaldt, Leslie Rector, Dan Knight, Larry & Sybil Marsh, Paula Tasin, Matt Haecker, June Baker, Nancy Caldwell, Brian Caldwell, Michelle Kosmalski, Judd & Megan Ryan, Nancy Rowton (Zoom), Sandra Bredlau (Zoom), V. Solano (Zoom), Liz Lawlis, Treasurer, and Kathy Antwine, Recording Secretary
- ABSENT** Glen McComb and Sharon Lee
- CALL TO ORDER** Bob Haueter, Chairman, called the meeting to order at 6:58 p.m. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Brian Caldwell.
- PLEDGE OF ALLEGIANCE** Matt Haecker led the Pledge of Allegiance to the United States Flag and the Texas Flag.
- APPROVAL OF MINUTES** A motion was made by Tom Goldstein and seconded by Mark Gill to approve the minutes of the May 10, 2022 meeting. The motion carried.
- TREASURER'S REPORT** Liz Lawlis, Treasurer, presented the Treasurer's Report. The report included: the Balance Sheet (Accrual) as of June 30, 2022; the Profit & Loss Actual vs. Budget January through June 2022; the Profit & Loss Monthly & YTD January through June 2022; and the Unpaid Bills Report as of July 12, 2022. The POA has \$207,894.00 in the Checking Account at Wells Fargo Bank; \$30,445.86 in the CD at Texas Hill Country Bank and \$56,543.20 in the Reserve Account at Texas Hill Country Bank. The POA has collected \$109,329.71 for the 2022 association dues. As of June 30, 2022, the POA has a surplus of \$123,093.24. The expense for the road work has not been deducted from this report. A motion was made by Tom Goldstein and seconded by Mark Gill to approve the Treasurer's Report and payment of bills. The motion carried unanimously.
- PUBLIC FORUM**
- 1) Michelle Kosmalski said the POA has removed the fines charged against her, but had not returned \$500 that she had paid. She is requesting it be refunded to her.
 - 2) Sandy Bredlau provided a variety of suggestions to be added to the ACC requirements for contractors who are building new homes on the Ranch. The committee will consider the suggestions when the ACC Application is revised.

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3) Nancy Rowton said the potholes on Flying L Drive have almost destroyed the road, since the POA has not repaired the road yet. The board explained that there had been delays in starting the work, but the potholes will be temporarily patched until the road can be repaired with asphalt.

4) John Ruwaldt said the grassy area behind his house has never been mowed. As a result, he has found a snake and rats in his backyard. He requested the area be mowed to prevent this problem.

5) Leslie Rector said the ACC should no longer allow driveways to extend past the property line of the home. Recently, several driveways have changed the way the water flows, because they were constructed above the grade of the road.

COMMITTEE REPORTS

Architectural Control: Larry Mensch said there are twelve (12) homes under construction at this time. He has received two (2) new home construction applications, three (3) fence applications, and two (2) patio applications. He reviewed the construction status of all the homes being built.

Nominating: There will be four (4) open board positions for 2023-24. More information will be provided at a later date.

By-Laws/Covenants: Tom Goldstein said he would begin working soon to make changes to the By-Laws and Covenants. His plan is to make the documents easier to read and understand. He will set up a committee and would appreciate input from property owners and board members. If you are interested in serving on the committee, please let him know.

Roads: On May 27, 2022, a motion was made by Woody Baker to approve \$10,000 to resurface Flying L Drive from the #16 tee box to Brown Saddle. Hill Country Seal Coat has agreed to do the repairs for \$20,000 and the Resort has agreed to share the cost equally. The motion carried. On June 17, 2022, a motion was made by Woody Baker and seconded by Mark Gill to approve \$22,000 to repair the drainage ditches on Stone Crest & Deerwood and Spring Creek & Wood View intersections. The motion carried. The ditches at Stone Crest & Deerwood and Spring Creek & Wood View have been completed. The POA will postpone the road work on Flying L Drive until the Resort is ready to have it done.

Mowing/Trees: There has not been much mowing done, due to the lack of rain.

Social Activities: Brenda Zubieta reported that she is considering several social gatherings for property owners later in the year. She wants to organize an activity at the end of summer/beginning of fall and a Christmas Party in December. She said the Community Yard Sale was well attended and she expressed her thanks to everyone who provided help.

Finance Committee: No report.

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Crime Watch: Dan Knight said he had met with the Sheriff's Office to get information on organizing the Neighborhood Watch Program. He will set up signs at the entrance to the Ranch and is currently recruiting volunteers who will be the captain on each block. The captains will attend a meeting in September to get information on how to inform the neighbors on their block about the program. If you are interested in volunteering, please contact Dan Knight. A motion was made by Tom Goldstein and seconded by Mark Gill to approve \$300 for materials for the Neighbor Watch Program. The motion carried.

OLD BUSINESS

Report on the Golf Course: Chuck Condre provided information on the progress of the renovation of the golf course. He said the plan at this time is to open the golf course about this time next year. The pond around the #3 green has been completed and it will be filled with water. He said the newly planted greens are very sensitive to the extreme heat and have been registering in the triple digits for several weeks. They are being watered with effluent water that is mixed with well water.

NEW BUSINESS

Variance for Swimming Pool Fence: This item will be discussed in the Executive Session.

Changes to the ACC Application: The committee will consider the proposed changes to the ACC Application. More information will be provided later.

Number of New Homes: The impact on the roads will be considered when the ACC Application is updated and revised.

Additional Mail Boxes: While there is no need to add mailboxes at this time, as new homes are built, the POA will purchase additional parcel boxes, as well as more mailboxes.

Water Restrictions: The Flying L subdivision is currently under Stage 5 watering restrictions. The Bandera County River Water Authority has issued the restrictions for the entire county of Bandera. Under Stage 5 restrictions, residents will be fined \$20 per 1,000 gallons over 10,000 gallons used per household. More information is available on the PUD website at: flpud@yahoo.com.

**ADJOURN TO
EXECUTIVE
SESSION**

The board adjourned the regular meeting at 8:10 p.m. to go into Executive Session to discuss Legal Matters, Enforcement Actions, Late Fees and Collections.

**RE-ADJOURN
REGULAR
MEETING**

The regular session of the board resumed at 8:41 p.m. The following items were discussed:

- 1) A motion was made by Mark Gill and seconded by Tom Goldstein to approve a Variance for the construction of a six (6') foot security fence around a swimming pool. The motion carried.

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2) A motion was made by Mark Gill and seconded by Tom Goldstein to file a lien against Section 17, Lot 17N. The motion passed.

3) A motion was made by Mark Gill and seconded by Tom Goldstein to approve a payment plan for the owner of Section 3, Lot 34. The motion carried.

4) A motion was made by Mark Gill and seconded by Tom Goldstein to grant an extension to the owner of Section 15, Lot 16 to complete the driveway, garage and pergola on his home. The motion passed.

ADJOURNMENT

A meeting adjourned at 8:50 p.m.

Respectfully Submitted,

Kathy Antwine

Kathy Antwine, Recording Secretary