

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 9, 2017
MINUTES**

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

PRESENT Penny Bateman, Dan Chapa, Matt Haecker, Liz Lawlis, Jamie Murray and Donna Witt

ABSENT Bob Bashaw

ALSO PRESENT Leslie Rector, Dick Shafer, Austin Christenson, Dave Hartman, Liz Koeninger, Diane Segura, June Baker, Dan Zuber, Beverly Zuber, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary

CALL TO ORDER The meeting was called to order at 6:01 p.m. by Penny Bateman, Chairman. There being a quorum present, the meeting proceeded.

APPROVAL OF MINUTES The minutes of the April 11, 2017 meeting were approved electronically by the board on April 21, 2017. A motion was made by Liz Lawlis and seconded by Dan Chapa to approve the minutes of the April 23, 2017 Special Meeting. The motion passed unanimously.

TREASURER'S REPORT Maggie Ferragamo, Treasurer, distributed copies of the Treasurer's Report to the board members. The report included the Balance Sheet as of May 9, 2017; the Profit & Loss April 11 through May 9, 2017; the Profit & Loss January 1 through May 9, 2017; and the Profit & Loss Budget vs. Actual January 1 through May 9, 2017. There is \$172,425.39 in all bank accounts. The POA has received \$85,415.35 in association dues, of which \$79,571.95 is for 2017. The Total Income as of May 9, 2017 is \$92,013.17; Total Expenses are \$8,258.76 for a Net Income of \$83,754.41. A separate accounting code will be used for the amenities package.

PUBLIC FORUM No one addressed the board.

COMMITTEE REPORTS

STANDING COMMITTEES:

Architectural Control: Dan Chapa has been appointed Chairman of the ACC. He said he is developing a new form that will be used for fences and other projects. The longer form will continue to be used for building a house.

Nominating: No report

By-Laws: The by-laws committee will meet to go over proposed changes to the by-laws and will report back to the board in June. Some updates will not need to be voted on by members, as they are state laws that must be reflected in our by-laws, grammatical errors, and an Annual Meeting month change. Two sections

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By-Laws, (Cont'd.)

which need to be addressed and will/may require a vote of association members in January 2018: 1) section that states all lots must pay dues, and 2) quorum section regarding what is needed to pass by-law changes must be clarified or quantified.

Covenants: Two letters were sent to property owners to request removal of a trailer. There is another issue involving a six foot fence that was not approved by the board and is in violation of the covenants. June Baker is helping check for covenants violations. An email was sent to property owners informing them that the POA will begin sending violation letters to homeowners who need to mow tall grass and weeds and remove dead trees and debris on their property. Due to the increase of vermin in the area, the properties must be cleaned up.

Roads: Jamie Murray said she had reviewed the road bids that were received earlier. She tried to contact all the contractors to provide information on the work that was needed to be done and get new bids. She has received bids from Triple R, PaveCo, Bulldog and JC Pavement. She is recommending PaveCo and JC Pavement because they are paving companies and their numbers were the closest. The board has to decide exactly what they want to have done and how much money is available. JC Pavement will repair potholes with hot patch which is better than cold patch. A workshop will be scheduled to determine how much money is available and which roads will be repaired. The one-year warranty on the road work done last year by Triple R is coming up in July, so that needs to be addressed first.

Mowing/Trees: Currently, the POA charges \$25 per lot for one mowing, but the current fee does not cover the time to mow the lot and the upkeep on the mower. As a result, the board may have to consider raising the fee for mowing. The tree at the corner of Deerwood and Flying L Drive has been trimmed, as well as the tree on Oak Hills Drive. The cost for trimming both trees was \$500. A flat tire for the tractor was repaired for \$100.

Social Activities: The POA Pot Luck Dinner and Silent Auction are scheduled for Friday, May 19, 2017 from 6:00 to 8:00 p.m. Although the attendance was small, everyone who attended last year had a good time. Liz Koeninger volunteered to deliver "Welcome" packets to new homeowners.

Web Site: The information on the Amenities Package is on the web site. Information will be updated, as well as phone numbers and other information.

Reclamation of and/or Filing of Liens: Maggie Ferragamo, Liz Lawlis and Bob Bashaw are working on clearing up past due liens.

OLD BUSINESS

POA Insurance: 1) Mail Huts: June is the policy renewal date with State Farm. Mail hut valuation needs to be raised from its current value of \$2,800 for one hut to include the second hut and replacement mail boxes.

POA Insurance, (Cont'd.)

2) D&O: The current State Farm inclusive Directors & Officers insurance policy is inadequate, but cannot be changed at this time. CNA's D&O policy and cost will be researched. Also, CIA Property Management recommends using Tim Brady, their Houston insurance broker with Brady, Chapman, and Holland, who put together a comprehensive insurance package for their managed POAs. CIA had an association law attorney review the policies for completeness.

Ethics Code: This item will be tabled until a later meeting.

Lot Gifted to POA: This item will be tabled pending more information.

Property Revaluation: The value of the lot in Section 6, Lot 22 that was purchased by the POA for drainage purposes has been appraised at a reduced value of \$780.

Amenities: The sign-up dates for the Amenities Package went very well. Ninety-five Splash Passes were purchased for a total of \$4,750; seventeen extra wrist bands for \$85; and seven extra passes for \$20 each. The \$140 for seven extra passes will be given to the Flying L Resort. There are about 70 homeowners who have not purchased their passes. Passes will also be available for purchase on May 19, 2017, during the Potluck Dinner.

NEW BUSINESS

CIA Webinars: The following information was provided at the New Board Orientation Webinar:

- 1) In some instances boards can amend by-laws without member's approval according to TX Nonprofit Corporation code. The POA by-laws dictate if this can or cannot happen.
- 2) Covenant Guidelines: Board can create guidelines which clarify certain topics to avoid violations and conflict.
- 3) Laws all POAs must follow are federal, state, & local, in addition to by-laws and covenants.
- 4) A new law was enacted in September 2015 for POAs with 100+ lots for Nomination Committee candidates to be solicited no later than ten days prior to issuing annual meeting announcement in order for names to be placed on the ballot.
- 5) Unannounced Board Meetings (workshops): Any action taken without notice to owners must be orally summarized at the next announced meeting and placed in the minutes.

Terms for Appointed Board Members: This item will be tabled at this time.

Election of Executive Secretary: The item will be tabled at this time.

Permanent Sign for POA at Entrance: An outdoor message board is needed at the entrance to the POA to inform property owners of upcoming events. Information on the type of structure and cost for purchase and installation will be provided at the next meeting.

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NEW BUSINESS,
(Cont'd.)

Request for Dead End Sign on Quail Valley: The POA will investigate the cost to purchase and install a dead end sign on Quail Valley.

Speed Limit Control & Enforcement: Numerous complaints have been received about speeding on Valley Oak Drive. There has been a request for another speed bump on Valley Oak and Fairway Drive to slow the traffic; however, the speed bumps that have been installed are not very effective. It is difficult to enforce the 20 mph speed limits on private roads in a subdivision. The POA will evaluate other options to slow the traffic on the roads.

Lot for Boat, RV & Trailer Parking: The POA is considering purchasing some lots on Bottle Springs Road to use for parking boats, RVs and trailers. A rental fee would be charged for storage. The cost to purchase the lots, install a fence and pave/chip seal the area will be researched to determine if it would be cost effective. More information will be provided at a later date.

EXECUTIVE
SESSION

The board adjourned the regular meeting to go into Executive Session at 7:50 p.m. to discuss the lawsuit filed against the POA.

RECONVENE
REGULAR
MEETING

The board resumed the regular board meeting at 8:30 p.m. During the Executive Session the Board discussed the meeting with the POA attorney assigned to the case by State Farm Insurance. After discussing the merits of the lawsuit, the board agreed to pursue the defense of the case.

ADJOURNMENT

A motion was made by Jamie Murray and seconded by Dan Chapa to adjourn the meeting at 8:35 p.m. The motion carried unanimously.

Respectfully Submitted,

Kathy Antwine, Recording Secretary