

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.  
ANNUAL MEMBERSHIP MEETING  
Saturday, January 18, 2020**

**MINUTES**

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

- PRESENT** Woody Baker, Amanda Christensen, Bob Haueter, Liz Lawlis, Glen McComb (by proxy), and Diane Segura
- ABSENT** Megan Jaeger
- ALSO PRESENT** Steve Childers, Dan Chapa, Lynn Haueter, Garry Schneider, Dora Schneider, Mary Pollard, Dick Shafer, Terry Segura, Larue Bashaw, Don Bateman, Frank Reyes, Sally Reyes, Leslie Rector, John Simmons, David Hartman, June Baker, Doris Goode, John Goode, Michele Kosmalski, Joe Haeckel, Doug Stevens, Cindy Stevens, Liz Koeninger, Nancy Rowton, Rick Rowton. Traci Bellis, Rick Allan, Sandi Johnston, Barbara Pierce, and Kathy Antwine, Recording Secretary.
- CALL TO ORDER** The meeting was called to order at 10:05 a.m. by Bob Haueter, Chairman.
- INVOCATION** The invocation was given by Terry Segura.
- PLEDGE OF ALLEGIANCE** The Pledge of Allegiance was given by all the members present.
- INTRODUCTION OF BOARD MEMBERS AND STAFF** Woody Baker, Vice-Chairman, introduced the current board and staff: Diane Segura, Executive Secretary, Bob Haueter, Chairman, Amanda Christensen, Liz Lawlis, and Kathy Antwine, Recording Secretary. Glen McComb and Megan Jaeger were unable to attend the meeting.
- APPROVAL OF MINUTES** A motion was made by Diane Segura and seconded by Liz Lawlis to approve the minutes of the January 19, 2019 Annual Meeting. The motion carried with one abstention (Bob Haueter.)
- 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, 2019; the Profit & Loss Monthly & YTD; the Profit & Loss Actual vs. Budget January through December 2019; Budget for 2020; and the Unpaid Bills Detail Report. The POA has \$137,014.87 in the Checking Account at Wells Fargo Bank; \$29,820.70 in the CD at Texas Hill Country Bank; and \$56,328.16 in the Reserve Account at Texas Hill Country Bank. As of December 31, 2019, the POA has a Total Income of \$137,390.87; Total Expenses of \$50,420.09 for a Net Income of \$86,970.78. The net profit will be reduced significantly when the invoice for the road work is paid. The POA collected 99% of the 2019 annual dues for a total of

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\$108,381.66, which is higher than past years. The board voted unanimously to accept the Treasurer's Report as presented.

### **PUBLIC FORUM**

- 1) Leslie Rector said the ACC requires every home have a garage or carport with storage, which should be used to put "stuff" away. She said she doesn't know if it is a Covenant violation, but it is a nuisance to see lawn equipment and other items sitting around outside homes.
- 2) Dan Chapa asked which Covenant covers having lawn equipment and other items outside their homes. He suggested the covenants should be defined more specifically to eliminate confusion in interpretation.
- 3) Cindy Stevens introduced a new Chef at the Flying L Resort. Executive Chef Ricardo Garcia has been with the Resort since last summer and has been doing an amazing job. Chef Garcia said a new menu was coming out which will include steaks, salmon, fried shrimp, and game food, such as venison chile and boar meatballs. More menus are being developed for the Triggers and the 19<sup>th</sup> Hole, also. He said they have specials on appetizers and happy hour every night and will provide food for individual events. A buffet/brunch is provided every Saturday and Sunday morning
- 4) Dave Hartman said there are electric lines and cables hanging down into the trees behind his home. He has contacted BEC but they have not corrected the issue. Mr. Haueter said he would send a letter of inquiry to BEC.
- 5) Frank Reyes was told he could park his jet ski under the carport. Also, he said he thinks there is a leak in the creek behind his house. The POA will research the issue to see what needs to be done to correct the issue.
- 6) Garry Schneider said there are areas where concrete and asphalt connect on the roads. This has caused numerous pot holes that need to be repaired.

### **FLYING L RESORT AND GOLF COURSE REPORT**

Doug and Cindy Stevens, owners of the Flying L Resort, reported they bought the Resort twenty-three months ago. Initially, the golf course was their primary project and many changes have been made to improve the course. They plan to continue making improvements in landscaping, fencing, cart paths, irrigation, removal of dead trees, etc. They have made improvements in the other properties as well. The roofing has been replaced on all the buildings and the historic Pilot's Lounge has been completely remodeled. A variety of memberships are available to property owners. The golf club membership includes all the amenities available at the Resort. The Putt-Putt golf course and tennis courts have been resurfaced. Horseback riding is also available, but it is off-site. The Branding Iron is open every night till midnight and opens at noon on Saturday and Sunday. Arrangements can be made for private parties, reunions, etc. Plans are being made to install signs to slow down the traffic with "Slow-Children at Play" signs.

### **FLYING L UTILITY REPORT**

Don Bateman, Vice Chairman of the Flying L Utility District (PUD) reported that there have been nine connections for new homes this year. The PUD has

installed 840 feet of 6” pipe to provide water to all the area on Tawny Oak Drive. All the electrical has been replaced on the waste water plant and the pump and motor have been replaced on the #1 water well. The water levels are a little low, not critically, but more rain is needed to improve the level. They are requesting the public conserve water so they will not have to have mandatory rationing. Bulk dumpsters will be provided for spring cleaning and they will talk to their contractor about providing a dumpster for electronic waste. The dumpsters are emptied on Mondays, Wednesdays, and Fridays. The PUD has an arrangement to allow the Resort to use the dumpsters for overflow of trash and, in return, the community can use their burn pile for brush and tree cuttings. The PUD meetings are held at 6:30 p.m. on the second Monday of each month at the PUD Building.

### **COMMITTEE REPORTS**

**Architectural Control:** Liz Lawlis introduced the ACC committee: Phillip Jaeger, Master Plumber; Megan Jaeger, Board Member; Dan Chapa, Property Owner; Sean McLerran, Structural Engineer; and Liz Lawlis, Chairman. During the past year the committee reviewed the plans for seventeen homes. Six have been completed, five are in the construction phase, and six are just beginning to be constructed. The committee members are assigned houses and they are responsible for supervising each home to insure they are following the ACC construction requirements. Some concerns have been raised about spec homes being built on the Ranch, but there are no restrictions against them.

**By-Laws and Covenants:** The proposed changes to the By-Laws and Covenants will be voted on today. There are no other changes at this time. Donna Witt and Amanda Christensen prepared the proposed changes.

**Covenants Compliance:** Diane Segura is responsible for notifying property owners who violate the Restrictive Covenants. Periodically, she has posted the “Covenant of the Day” on the POA Facebook Page, which has provided very effective reminders to property owners about violations.

**Roads:** Woody Baker reported that he received only three bids for the road work that was planned for 2019, even though several companies were contacted. The board accepted the bid from Hill Country Chip Seal and Asphalt. Three new homes were being built which required the construction of new roads on Tawny Oak, Brown Saddle Circle and Deerwood Circle. These roads were paved with asphalt and have been completed. The next project is to repair all of the potholes on the roads which will be done in March.

**Mowing and Trees:** All property owners have been notified that the POA will mow their vacant lots twice a year for \$50, but if they refuse this service, they are required to maintain their vacant lots themselves. Beginning this year, if vacant lots are not maintained, the POA will mow the lots and bill the property owners. This will also include clearing dead trees, scrub brush, and cactus from the lots. Bids will go out to contractors to clear the lots. The project will be done by

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sections and all the vacant lots in each section will be mowed and cleared as needed and property owners billed.

**Social Activities:** The POA held the Garage Sale in May and the Christmas Party in December. The Christmas Party was a big success, perhaps due to flyers distributed throughout the Ranch. Many new homeowners attended, as well as those who have been on the Ranch for several years. The resort provided snacks and appetizers. Suggestions for social activities are encouraged and appreciated.

**Finance:** Liz Lawlis introduced the members of the committee: Traci Bellis, Accountant; Austin Christensen, Accountant; Kathleen Segura, Property Owner; and Liz Lawlis, Chairman. The POA has \$56,000 in a Reserve Fund. At the end of the year, the unspent funds in the budget are rolled over into the Reserve Fund to provide monies for unexpected expenditures. For example, the large tractor is very old and may need to be replaced in the future; the mail boxes for property owners are very old and the Post Office has requested the POA replace them, since they were used when purchased. There is also a CD in the amount of \$29,000. The Reserve Account and CD are in interest bearing accounts. The CD has earned \$676.00 and the Reserve Account earned \$229.00. These two accounts will provide access to funds in case of an unexpected expenditure, so the board will not have to raise dues or request a special assessment. The 2018 Income Tax return and 990 EZ Tax Return have been filed by the accountant. There was one foreclosure on a lot in 2019 on which the POA had a lien. The lot will be sold at a Sheriff's Sale at the Court House, but the POA usually does not receive any money, unless the sale exceeds the amount of the first lien.

### **REPORT FROM POA BOARD CHAIRMAN**

Bob Haueter said we have a great community and his pledge to the POA is that he will work hard as a board member every day to try to keep the Ranch a place where we can all be happy and proud to live. He also pledged that he will work to manage the resources in a sound and fiscal manner. The POA is supposed to operate at a breakeven level and not to make a profit, but a prudent reserve is necessary. An audit will be done in 2020 to determine the funds needed in the reserve account.

Another reason he chose to serve is to ensure that our community standards and Covenants are enforced, so that all of our property values are protected. Maintaining the look and appearance of our homes, along with the grounds surrounding our homes is critical to that effort. We have a committee that is responsible for covenant enforcement, but you can help in this effort by making sure your home is in compliance and if you see other homes that you believe are not in compliance or vacant lots that you think need attention, please let one of the board members know. It is the POA's responsibility to ensure that everyone abides by the Covenants, even though it is not easy to do.

He said he will evaluate the dues each year and make sure there are funds in the budget to maintain the roads, the lots are maintained, and if there are excess

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funds, they will go into the Reserve Fund until it is complete and up-to-date. The dues will be reduced or returned if the POA receives funds that are not needed.

This year the POA paved three roads with asphalt. Some concerns have been expressed that asphalt is too expensive. Asphalt roads are expected to last twenty to twenty-five years and chip seal roads last ten years, so it is not twice the cost since the roads will last longer than chip seal and look much better. The goal is to upgrade all of our roads, over time, until all are paved with asphalt. A long-term plan will be developed to accomplish this goal and future board members will continue the plan.

The POA has worked with the Resort to develop a strong relationship that benefits all of us who live in the Ranch. He thanked Doug and Cindy Stevens for their strong commitment to our community and their willingness to work closely with all of us. An example of this relationship is the agreement between the POA and the Resort. The Resort agreed to spray all of the roadsides and the POA paid for the chemicals, which saved the POA a great deal of money. Spraying the roadsides is critical to the maintenance of the roads and the POA would have needed to hire a company licensed to spray the weeds and grass along the roadsides. Another example of this relationship is the provision of a room for the POA meetings at no charge.

He said the board has worked hard this past year to serve everyone, but the board needs your help. If you have talents or a desire to serve, please let one of the board members know. There are several committees and you are invited to volunteer to help out. He thanked everyone for allowing him the opportunity to be the chairman.

### NEW BUSINESS

None

### OTHER BUSINESS

**Annual Assessment for 2020:** The annual assessment for 2020 is \$160 per lot per year.

**Date of 2021 Annual Membership Meeting:** The Annual Meeting for 2021 will be held on Saturday, January 16, 2021.

**Service Award:** The Flying L POA will present a Service Award to Megan Jaeger for her service as a board member for two years from January 2018 to December 2019.

### BALLOT RESULTS

**Introduce the Tabulation Team:** The following members of the community served on the team that tabulated the votes for the election: Larue Bashaw, Chairman; Steve Childers, PUD Board member; Liz Koeninger, property owner; Mary Pollard, property owner; Rick Rowton, property owner; and Nancy Rowton, property owner.

**Results of Board Member Election:** There were four candidates who were on the ballot for the board election: Hector (Dan) Chapa, Glen McComb, Diane Segura and John Simmons. Glen McComb, Diane Segura and John Simmons were elected to serve a two-year term from 2020-2022.

**Results of Proposed Changes to Covenants and By-Laws:** All of the proposed changes to the Covenants and By-Laws passed. In order for the Covenants and By-Laws to pass, there must be fifty-one percent (51%) of the property owners voting at the election.

**ADJOURNMENT**

A motion was made by Woody Baker and seconded by Diane Segura to adjourn the meeting at 11:55 a.m. The motion carried unanimously.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary