

**FLYING L RANCH PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 11, 2017**

**MINUTES**

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

- PRESENT** Penny Bateman, Bob Bashaw, Dan Chapa, Matt Haecker, and Donna Witt
- ABSENT** Liz Lawlis, Jamie Murray, and Kathy Antwine
- ALSO PRESENT** Dick Shafer, Austin Christenson, June Baker, Larry Smith, Leslie Rector, Monique Tucker, Lawrence Tucker, Liz Koeninger, Interim Secretary, and Maggie Ferragamo, Treasurer
- CALL TO ORDER** The meeting was called to order at 7:04 by Penny Bateman, Chairman. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Penny Bateman.
- APPROVAL OF MINUTES** The minutes of the June 13, 2017 meeting were electronically approved by the board on June 27, 2017.
- TREASURER'S REPORT** Maggie Ferragamo, Treasurer, provided copies of the Treasurer's Report to the board members. The report included the Balance Sheet as of June 30, 2017; the Profit & Loss, June 2017; Profit & Loss, January through June 2017; the Check Detail, June 2017; and the Profit & Loss Budget vs. Actual, January through June 2017. There is \$144,417.60 in all bank accounts. The money market account at Texas Hill Country Bank will be referred to as the Reserve account. The Total Income as of June 30, 2017 is \$105,391.37; Total Expenses are \$49,669.75; for a Net Income of \$55,721.62. The monthly financial reports will be emailed to board members at the end of the month after the Finance Committee has approved them.
- PUBLIC FORUM**
- 1) Leslie Rector said variances should not be granted on a regular basis without cause. This could effectively abandon the procedure or restriction in question because of the number of variances previously granted.
  - 2) Lawrence Tucker said he received a letter stating his fence was in violation of the covenants. When he was building his house last year, he talked to Mr. Peek about a variance to construct a fence taller than four feet and was told to fill out the fence request form and request a variance for the height. When he gave the paperwork to Mr. Peek, he was told that he could build the fence, so he assumed he had received the variance as requested. He asked if he needed to fill out another request for a variance. The variance will be considered by the board under Old Business.

**COMMITTEE  
REPORTS**

***STANDING COMMITTEES:***

**Architectural Control:** Dan Chapa reported that the committee has approved one new home and one fence. The plans are in compliance with the covenants.

**Nominating:** No report

**By-Laws:** The By-Laws Committee met to go over changes and updates to bring the POA By-Laws up-to-date with current legislation through 2017. We went through the entire document to make changes which do not require member's vote (such as punctuation, grammar, and legislation updates) and found a few areas which still need to be tweaked before submitting to the entire membership for approval in January.

Suggestions for changes requiring a membership vote include:

**Article VI-Committees, Section 2: Nominations Committee:** Nomination Committees are only used in very large POAs where multiple persons volunteer to run for every open position. Our POA does not follow the process stated in the By-Laws of posting names on a ballot and election the Nominations Committee. Our committee chooses to delete the Nomination Committee altogether.

**Article VII-Section 2: Disbursements:** Lowering the amount requiring prior Board approval from \$500 to \$300.

**Article XI-Authority:** Delete Robert's Rules of Order – newly revised 1990 edition and change to: Parliamentary Procedure (which never requires updating).

**Standing Rules: 5. Quorum:** Quantified the percentage necessary for an Annual General Membership Meeting Quorum as 10%.

**Covenants:** No report

**Roads:** JC Pavement began working on the roads this week that are scheduled to be seal-coated and chip-sealed. The project should be finished within seven days. There is an area on Shady Oak Drive (less than 100 feet) that was not included in the bid. It will cost \$950 to prepare and pave the area. There is a need for two speed bumps on Fairway Drive and two on Flying L Drive. The cost for speed bumps is \$500 each and the contractor will provide two at no cost. A request will be submitted to the Finance Committee for \$1,950 that is needed to cover the cost of these items. The board did not vote to authorize the expenditure.

**Trees:** All of the trees have been trimmed and cuts sprayed that were approved by the board.

## FLRPOA MINUTES

July 11, 2017

Page 3

**Mowing:** The process of identifying the lots that need to be mowed has been done and letters have been sent to property owners. The lots that need to be cleared of stumps, cactus, and brush are being done at this time.

**Social Activities:** No report

**Web Site:** No report

**Finance Committee:** The Finance Committee met last month to review and approve the tree work that was done. The budgeting process will begin in August and it will be a zero based budget. The POA should set up reserves that will pay for the roads in the future, so the money will be available as needed. Bids will be solicited from vendors for the future road work that will be needed. An estimate to replace the tractor and mower in the future will also be considered.

### **OLD BUSINESS**

**Speeding:** There is still a concern about speeding on the roads on the Ranch. A post with pictures was placed on Face Book to appeal to the public to slow down and be aware of children playing on the roads and others walking or jogging. Unfortunately, it has had little effect on the speeding. The Sheriff said they were already patrolling the area, but would double the number of patrols in the area from 4:00 to 8:00. More information will be gathered to see if the speed limit can be enforced or other methods used to deter speeding.

**Request for Privacy Fence on Creekwood Drive:** In response to a violation letter for a non-compliant fence, a homeowner appeared in person and stated that he had gotten a variance from the ACC last year prior to building his fence. It was determined that, due to an oversight by the ACC, the request for a variance to build a six foot fence was not brought to the board for a vote, and the original application and variance request were lost. The homeowner provided a copy of the approved fence application and attached variance request letter, which he believed had been approved. A motion was made by Donna Witt and seconded by Bob Bashaw to allow the fence to stay in place due to the thirty day requirement to approve or deny the request for a variance. The motion carried by a vote of four ayes and one nay.

### **Approve Bid for \$6,500 to Clean up Trees, Brush and Cactus in Seven**

**Common Areas:** A motion was made and seconded to approve \$6,500 to Cra Cra Tree Service to trim trees, remove stumps and clean up common areas on Glen Valley, Wood View, Valley Oak, Spring Creek, Briarwood, Antler Circle, Tawny Oak and the mailbox annex. The motion was unanimously approved electronically on June 28, 2017.

### **NEW BUSINESS**

The board had an informal meeting on July 9, 2017 to discuss the policy and procedures of the ACC and, in particular, variances. Liz Lawlis, Donna Witt, Bob Bashaw and Penny Bateman attended the workshop. No action was taken at that time.

**Purchase Annual Membership to HOALeader.com Web Site:** An electronic vote was taken by the board to approve \$99 to purchase an annual membership to the HOALeader.com web site. The vote was approved unanimously on June 15, 2017.

**Covenants Survey:** This item will be tabled until a later meeting.

**BEC Fiber Sign-Up at PUD:** Representatives from Bandera Electric Coop will present information and sign-up for BEC Fiber on Tuesday, July 25, 2017 at 7:00 p.m. at the PUD building.

**Budget:** The Budget process will begin in August. It is time to begin planning for operating revenues, expenditures, and other needs for next year. If there are any projects that are planned for next year, the funds will need to be put in the budget at the August meeting. A survey will be done to see if trees need to be removed or trimmed and the paving contractor will be consulted for future road repairs.

**Request for Variance – Fence on Glen Valley Circle:** A property owner emailed a request for a variance to build a six foot privacy fence around his back yard due to the fact that the slab had to be moved back on the property to get the square footage needed to build the house and his neighbors could see in his windows. Other reasons given in his letter were that kids come into his yard, his neighbor's fence was in disrepair and he had to call to get the common area mowed. The homeowner was not present to hear a number of preferable solutions in the discussion by the board, and it was determined that the homeowner should have first filed an ACC application to build the fence before requesting a variance. A motion was made by Dan Chapa and seconded by Bob Bashaw to deny the variance for a six foot fence on the property on Glen Valley Circle. The motion carried unanimously.

**EXECUTIVE  
SESSION**

The board adjourned the regular meeting to go into Executive Session at 8:21 p.m. to discuss the lawsuit filed against the POA, collecting past due balances on accounts, and filing liens. No decisions were made and the Executive Session adjourned at 8:30 p.m.

**ADJOURNMENT**

The regular meeting of the board was reconvened and a motion was made by Donna Witt and seconded by Bob Bashaw to adjourn the meeting at 8:33 p.m. The motion carried unanimously.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary