

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 5, 2024**

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

PRESENT Sharon Lee Buchanan, Evette Maytum, Dan Knight,
Ellen Sides, Chuck Dye, Larry Mensch, Caroline James
Liz Lawlis – Treasurer, Kathleen Segura-Secretary

ALSO PRESENT Brent Buchanan, Maurice Doublet, Jodi Mensch, Dade McBroom,
Chris Darden, Leslie Rector, Nancy Rowton, Cindy Stevens, Patrick Cowan

CALL TO ORDER At 7:00 PM

QUORUM PRESENT Yes

INVOCATION The invocation was led by Ellen Sides.

PLEDGES OF ALEGIANCE The pledges of allegiance were led by Brent Buchanan.

APPROVAL OF MINUTES Revised Minutes of the September 17 , 2024 Board Meeting were approved electronically.
Record of Electronic Votes for September and October 2024 were read by Secretary, Kathleen Segura:

ONLINE VOTES FOR SEPTEMBER AND OCTOBER 2024

1. Larry Mensch made a motion on Sept. 12, 2024 to approve a variance regarding a small section of the front porch encroaching the front 30 foot easement at, Section 1, Lot 43.
The Motion was seconded by Caroline James and the motion was adopted.
2. Sharon Lee Buchanan made a motion on September 23, 2024 to approve the revised minutes of the September 17, 2024 FLPOA Minutes. It was seconded by Chuck Dye and passed unanimously.
3. A motion was made on October 15, 2024 by Sharon Lee Buchanan to approve the following expenditures:

Elizabeth Lawlis	\$1000	October-Treasurer
Kathleen Segura	\$1000	October-Secretary
Randy Morrison	\$675	Mowing-27 Hours
Randy Morrison	\$280.57	Mower Parts-Ramps and Adhesive

It was seconded by Caroline James and the motion passed.

TREASURER’S REPORT Liz Lawlis, Treasurer, presented the Treasurer’s Report to the Board.
The following accounts are at Texas Partners Bank: CLR Checking Account- 3,147.51, Money Market 23 – 168,797.44, CD – 32,475.51, Reserve Account – 82,841.83, Accounts Receivables – 36,561.22 Budget Surplus - 42,956.14.

Sharon Buchanan made a motion to approve payment of expenditures Of \$4473.15. It was seconded by Caroline James. It passed unanimously.

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PUBLIC FORM

Leslie Rector asked again about Valley Oak Circle being paved and Dan Knight said it would be addressed in the Roads Committee Report.
Nancy Rowton submitted a list of possible covenant changes.

**COMMITTEE
REPORTS**

Architectural Committee: Dan Knight reported that two new builds on Spanish Grant would be discussed in Executive Session because of issues about completion.

Nominating: No report

By-Laws/Covenants: Larry Mensch reported that the Committee completed the final draft of the covenant changes. The Board would review and decide whether to place them on the Ballot to be mailed to POA members in December.

Covenants Compliance: Sharon Buchanan stated that there were 11 violations and that 7 had been resolved and 4 pending.

Roads: Dan Knight addressed the concerns about paving Valley Oak Circle. While he acknowledged the request, he pointed out that there was a process to follow, such as getting bids, before discussing with the Board. He reported that pot holes had been patched and the work on Deerwood was completed.

Mowing/Trees – Larry Mensch stated that the new zero turn mower was working out and that mowing had started up again.

Social Activities- Evette Maytum, Social Chair announced that that the Fall Garage Sale would be November 9 and that the interest on social media indicated that there would be a lot of people coming to the Flying L to shop. Also, even if a resident had not signed up, they could just put their things out because there was someone listed on almost every street and the shoppers would see them.

Finance Committee- No report

Crime Watch- No report

Mailboxes – Chuck Dye reported that the purchase of ten new mailboxes would go before the Board for a vote.

**UNFINISHED
BUSINESS**

- Address concerns regarding Treasurer and Secretary Salaries and Financial Audit
1. The entire Flying POA QuickBooks file is sent to a CPA every year for review and for filing the 990EZ income taxes
 2. Article VI, Sections 1 & 2 of the Flying L POA Bylaws authorize the establishment of auxiliary personnel. Auxiliary personnel include a secretary and a treasurer. The same article provides that remuneration will be made to the auxiliary personnel in an amount determined by the Flying L Board of Directors for duties assigned by the Chairman and the Board of Directors. The bylaw has been in place since before 1995.
 3. The remuneration provided to the auxiliary positions is mainly funded from different fees and interest collected over the year rather than dues.

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4. The positions of secretary and treasurer should not be manned by board members or volunteers. The consistency and the need for long term personnel who are experienced in the operation of both positions is imperative to carry on the business of the POA. This cannot be done using directors on the board who may stay no longer than one or two years.
5. Both positions require numerous hours each week to handle the business of the POA. Phone calls, letters and/or emails, handling of mail, ordering supplies, maintenance of website & Facebook, handling requests from title company and realtors requesting dues information and resale certificates, collection of dues and delinquent dues, handling of election notices, letters and ballots, filing of paperwork at the courthouse, filing of paperwork in the records of the POA, are just a small list of duties handled on a daily basis by the secretary and treasurer.

**ADJOURN FOR
EXECUTIVE SESSION**

The Board went into Executive Session to discuss Legal Matters, Enforcement Actions, Late Fees and Collections at 7:26 PM.

**RECONVENE
REGULAR MEETING**

The meeting was reconvened by Chairman Dan Knight at 7:45 PM.

NEW BUSINESS

A motion to place Covenants and By-Law revisions on the Ballot for member voting was made by Larry Mensch and seconded by Chuck Dye. Motion passed.

A motion by Larry Mensch to sell the old John Deer mower was seconded by Sharon Lee Buchanan. The motion passed.

Larry Mensch made a motion to fine the Builder of the two new homes on Spanish Grant \$500.00 for each home because of not meeting required completion date. The homes will need to be completed by the next Board meeting on January 11,2025. It was seconded by Sharon Lee Buchanan. Motion passed.

Chuck Dye made a motion to approve the proposed Budget for 2025 and it was Seconded by Sharon Lee Buchanan. The motion passed.

Sharon Lee Buchanan made a motion to keep the FLPOA dues at \$180.00 per lot for the year 2025. Larry Mensch seconded and the motion passed.

Chuck Dye made a motion to approve the purchase of 10 new mailboxes and it was seconded by Sharon Lee Buchanan. The motion passed.

A motion to pay for the mailboxes from the Reserve Fund was made by Chuck Dye and seconded by Caroline James. Motion passed.

ADJOURNMENT

A motion was made by Caroline James and seconded by Sharon Buchanan to adjourn the meeting. The motion passed. The meeting adjourned at 8:00 PM.

Respectfully Submitted,

Kathleen Segura

Kathleen Segura, Recording Secretary