

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 17, 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, Liz Lawlis – Treasurer,
Kathleen Segura-Secretary

ABSENT Caroline James

ALSO PRESENT Evette McBroom, Brent Buchanan, June Baker, Nancy Caldwell, Brian Caldwell, Leslie Rector, Rick Allan, Traci Bellis, Megan Ryan, Judd Ryan, Kelly Cox, Maggie Andrews, Steve Cox, Chris Darden, Larry & Sandy Musbach, Nancy Rowton, Madeline Aliff, James Ernsberger, Doug & Cindy Stevens

CALL TO ORDER At 7:00 PM

QUORUM PRESENT Yes

INVOCATION The invocation was led by Ellen Sides.

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

APPROVAL OF MINUTES Revised Minutes of the May 14 , 2024 Board Meeting were approved electronically.
Record of Electronic Votes for June, July & August 2024 were read by Secretary, Kathleen Segura:

Online Votes for May, June, July, and August.

1. The Revised Minutes for the May 14, 2024 Minutes. Sharon Lee Buchanan made the motion to approve and Larry Mensch seconded. The motion passed unanimously.
2. June Expenditures: \$1000 to Treasurer, \$1000 to Secretary for monthly pay. Larry Mensch made a motion to approve and Sharon Lee Buchanan seconded Motion passed with a majority vote to approve.
3. July Road Expenditures of \$6000 for pot hole and general repairs, Roads for two new homes at a cost of \$11,000, and \$16,000 to repave Oak Hill from Flying L Drive to just past mailboxes for a total of \$33,000. Sharon Lee Buchanan made a motion to approve and Larry Mensch seconded it. The motion passed unanimously July 15th, 2024.

4. July Expenditures: Monthly paycheck to Treasurer and Secretary of \$1000 each. Chuck Dye made a motion to approve, seconded by Larry Mensch. The motion passed Unanimously on July 19th.
5. August Expenditures for paycheck of \$1000 each to Treasurer and Secretary and a Refund of a Building Deposit to Kingdom Construction of \$1500. Larry Mensch made a motion to approve and it was seconded by Ellen Sides. It passed unanimously on August 20th, 2024
6. A vote to approve two new road projects: The first was paving the road connecting Flying L Drive to Deerwood including a culvert on one side plus additional pot hole repair for the cost of \$22, 500. The second project was stabilization of washed out areas on Oak Hill and Brown Saddle plus railroad ties as back stops on Oak Hill at the mailbox to prevent erosion. The cost being \$5,588. The motion to approve was made by Sharon Lee Buchanan and was seconded by Charoline James. It passed with a majority vote to approve on August 21, 2024.

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- 6794.40, Money Market 23 – 193,943.57, CD – 32,152.23, Reserve Account – 104,155.87, Accounts Receivables – 39,782.97 Budget Surplus -68,311.29.

Sharon Buchanan made a motion to approve payment of expenditures Of \$4079.95. It was seconded by Larry Mensch. It passed unanimously.

PUBLIC FORM

Leslie Rector asked that Valley Oak Circle be put on the Roads Repair agenda. Meg Ryan asked when was the POA last audited and questioned the roles of the positions of the Board and staff. Judd Ryan discussed the ACC and its' covenant enforcement. Steve Cox had concerns about landscape and drainage issues. Chris Darden stated that there are mailboxes in need of repair or replacement. Nancy Rowton asked about the possibility of speed signs or speed bumps from Tawny Oak to Creekside.

COMMITTEE REPORTS

Architectural Committee: No report

Nominating: No report

By-Laws/Covenants: Larry Mensch reported that the Committee had met recently and the final proposed changes will be sent to the Secretary by October 15.

Covenants Compliance: Sharon Buchanan stated that there were 15 violations and that 11 had been resolved.

Roads: Dan reviewed the repairs that have been made on the corner of Deerwood and Flying L Drive because of a tight turn. A culvert on one side and decorative rocks placed there to keep cars from cutting across the corner. Brownsaddle is scheduled to be stabilized along with Oak Hills for pot hole repairs.

Mowing/Trees – Larry Mensch reported that a couple of months ago that the

POA tractor's engine had developed a bad knock. The tractor was mechanically inspected by Tellus Equipment and determined that it would require around \$20,000 to repair the engine. The repair cost estimate exceeded the value of the tractor and it was determined not practical to repair it. Randy Morrison (POA mowing technician) and myself have been researching a suitable replacement.

Mowing of vacant lots has been interrupted pending a mower replacement. A dead tree was cut down and removed at Flying L Drive and Creekwood on 8/29.

Social Activities- Evette Maytum, Social Chair announced that that the Fall Garage Sale would be November 9 and to look for announcements on FaceBook. They are also looking at having a Christmas Party December 20th.

Finance Committee- No report

Crime Watch- No report

Mailboxes – No report.

**UNFINISHED
BUSINESS**

No Unfinished Business

NEW BUSINESS

Sharon Lee Buchanan made a motion to change the next meeting date from November 12 to November 5. Larry Mensch seconded and the motion passed unanimously.

Larry Mensch made a motion to replace the old tractor used for mowing with a new Zero Turn John Deere mower. Chuck Dye seconded and the motion passed unanimously.

Larry Mensch made a motion to use the Reserve Funds for the purchase of the new mower. Sharon Lee Buchanan seconded and it passed unanimously.

Larry Mensch made a motion to sell the old tractor. It was seconded by Sharon Lee Buchanan and passed unanimously.

Executive Session

The Board went into Executive Session to discuss Legal Matters, Enforcement Actions, Late Fees and Collections at 7:30 PM.

**Re-Adjourn
Regular Meeting**

A motion was made by Larry Mensch to fine the builder for Sec5A, Lot 43 \$500 for going beyond the one year completion date. It was seconded by Chuck Dye and passed unanimously.

Adjournment

A motion was made by Sharon Lee Buchanan and seconded by Evette Maytum to adjourn the meeting. The motion passed. The meeting adjourned at 8:29 pm.

Respectfully Submitted,

Kathleen Segura

Kathleen Segura, Recording Secretary