

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING
JANUARY 11, 2025**

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

- PRESENT** Dan Knight, Larry Mensch, Caroline James, Evette Maytum
- ALSO PRESENT** June Baker, Traci Bellis, Rick Allan, Mary Cummings, Charlene Dower, Marilyn Dawson, Nancy Caldwell, Brian Caldwell, Larry Henson, Chris Darden, Maricarol Darden, Jill McNichol, Ellen & Jeff Biggs, Kenny & Ginger Owens, Leslie Rector, Lloyd Blank, Jim & Robin Ward, Doug & Cindy Stevens, Roger & Lisa Pinkerton, Sandy Bredlau, Derek Barta, Creda Cox, Steve Childers, Kristen Tomscha
- BALLOTS** Any outstanding ballots are due before the meeting is called to order.
- CALL TO ORDER** The meeting was called to order at 10:00 AM by Dan Knight, Chairman. There being a quorum, the meeting proceeded.
- INVOCATION** The invocation was led by Caroline James.
- PLEDGE OF ALLEGIANCE** The pledges of allegiance were led by Dan Knight and Liz Lawlis.
- REPORT FROM POA CHAIRMAN** Dan Knight recognized the current Board members, Ellen Sides, Larry Mensch, Evette Maytum, Sharon Lee Buchanan, and Chuck Dye and thanked them for their service. He also thanked Liz Lawlis, Treasurer and Kathleen Segura, Secretary for their work.
- APPROVAL OF MINUTES** Minutes of the January 13, 2024 Annual Meeting were approved January 23, 2024 by Online electronic Vote. The minutes are posted online at the FLPOA website.
- TREASURER'S REPORT** The Treasurer's Report was presented by Liz Lawlis, Treasurer. The report included the Balance Sheet-Accrual as of December 31, 2024, the Profit & Loss Actual vs. Budget through December 2024 and the Approval of Expenditures Report. All POA accounts are at Texas Partners Bank. The POA has \$2,557.91 in the CLR Checking Account, \$161,236.81 in the Money Market 23 account, \$32,798.49 in the CD, and \$82,953.91 in the Reserve Account.

The total in all bank accounts is \$279,547.12. The POA has collected 98% of the dues for lots with a total of \$35,954.09 in Accounts Receivables. Total current assets are \$342,512.21. The interest earned from the three accounts at Texas Partners Bank is \$4037.78. There is a budget surplus of \$27,589.80.

FLYING L RANCH REPORT

Kristen Tomscha presented the Flying L Ranch Resort report. The Ranch has created a new logo for the Flying L Ranch Resort & Golf Course. They have opened the Wild West Bar & Grill next to the Pro Shop. The patio behind the Pro Shop is being enclosed and will be a full kitchen and once complete will offer full dining at the Wild West Bar & Grill. The golf course opened Labor Day of 2024 and offers Golf Memberships. There are also many other venues available at the Ranch. Flying L Residents can purchase an amenities package that includes all amenities excluding golf. See the website and other Social Media sites for more information.

FLYING L PUBLIC UTILITY

Leslie Rector, acting Secretary and Treasurer for the PUD, spoke for the PUD. There was major work on the wells this year at over \$100,000 cost. Although the PUD would like to start a new well, it is an expensive and lengthy process that could cost as much as two million dollars. Leslie also discussed the problem of not knowing which residents are renters. Liz Lawlis responded that the POA has the same issue of not always being notified of who is renting a house in the Flying L Ranch. The PUD had not received any new home applications from the ACC and she thought there had been some new homes started since the agreement had been made to provide the applications to the PUD.

STANDING COMMITTEE REPORTS

Architectural Control: Dan Knight gave an update of the ACC Committee: one remodel application denied (Oct. 24), two remodel applications approved, one addition approved, two new builds, one fence approved, one new build final approved and three new builds waiting approval.

Nominating: No report

Covenant/By-Laws: Larry Mensch reported that he will be developing a committee of property owners to consider improvements to the Covenants and By-Laws for the 2025 year. If you are interested please contact Larry Mensch.

Covenants Compliance: Caroline James reported that as of November 2024 there have been 13 violations, of which 10 have been resolved. Three are still standing and will be discussed by the Board in Executive Session for further action.

Roads: Dan Knight stated that we are currently out of season for road work and would evaluate new projects in the spring. In the past year, all pot holes were repaired, the road to the mail boxes was repaired and the paving of the road connecting Flying L Drive to Deerwood including the culvert.

Mowing/Trees: Larry Mensch said that Randy Morrison is the Mowing and Maintenance Technician and he has gotten caught up on mowing. If there are any needs in that area contact Larry Mensch.

Crime Watch: No Report

Mailboxes: Dan Knight reported that we approved the purchase of new mailboxes in 2024.

PUBLIC FORUM Prior to speakers, Dan Knight clarified the difference between the POA and the PUD. They are two separate entities in no way connected. The POA is a private organization composed of the home owners of the Flying L Ranch. The PUD is a public utility entity and conducts their business separate from the POA.
Leslie Rector discussed what she thought was confusing about the ballots for the Board position. She also wanted to know if there was a way to prevent spec homes from being built on the Ranch and it was explained that if they are property owners, it was not possible to stop them from building.

**OTHER
BUSINESS**

Date of Annual Meeting in 2026: The Annual Meeting for 2026 will be Saturday, January 10, 2026.

**RECESS
MEETING:**

The meeting was recessed at 10:30 AM to allow for counting of the ballots for Board Members and Covenant/By-Law changes.

**RESUME
MEETING:**

The meeting resumed at 12:30 PM

**RESULTS OF
ELECTION**

Tabulation Team: The following property owners participated in tallying the ballots: Marilyn Dawson, June Baker Traci Bellis, Rick Allan, Mary Cummings, Charlene Dower.

Board Member Election Results: The following property owners were elected to fill the four open positions on the Board for the 2025-2027 term: Dan Knight, Larry Mensch, Caroline James and Sandy Bredlau.

Results of Covenant and By-Law election changes: All 15 Covenants passed and both By-Laws passed.

ADJOURNMENT A motion by Larry Mensch and seconded by Caroline James was made to adjourn the meeting at 12:35. The motion carried unanimously.