

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 11, 2018**

MINUTES

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

PRESENT Marilyn Dawson, Liz Lawlis, Glen McComb, Diane Segura, and Donna Witt

ABSENT Dan Chapa and Megan Jaeger

ALSO PRESENT June Baker, David Hartman, Leslie Rector, Cindy Stevens, Rick and Nancy Rowton, Yvonne Leque, and Kathy Antwine, Recording Secretary

CALL TO ORDER The meeting was called to order at 7:05 p.m. by Marilyn Dawson, Chairman.

INVOCATION The invocation was given by Marilyn Dawson

APPROVAL OF MINUTES After a review of the minutes of the November 13, 2018 meeting, a motion was made by Liz Lawlis and seconded by Donna Witt to accept the minutes as presented. The motion passed unanimously.

TREASURER'S REPORT Liz Lawlis, Treasurer, presented the Treasurer's Report to the board. The report included: the Balance Sheet as of November 30, 2018 (Cash & Accrual Basis); Profit & Loss Monthly & YTD as of November 2018; Profit & Loss Actual vs. Budget January through November 2018; and the Unpaid Bills Detail Report as of December 11, 2018. The POA has \$71,613.67 in the Checking Account at Wells Fargo Bank; \$29,122.79 in the CD at Texas Hill Country Bank; and \$37,583.43 in the Reserve Account at Texas Hill Country Bank. As of November 30, 2018, the POA has a Total Income of \$116,299.87, Total Expenses of \$94,373.07 for a Net Income of \$21,926.80. A motion was made by Donna Witt and seconded by Glen McComb to accept the Treasurer's Report and pay the unpaid bills. The motion passed.

COMMITTEE REPORTS

STANDING COMMITTEES:

Architectural Control: No report

Nominating: The ballots will be mailed no later than December 20, 2018.

By-Laws/Covenants: No report

Trees: Twenty-six trees were removed last month. There are more trees on POA property that will be removed next year. The treatment for ball moss in the trees will be addressed in the spring.

Mowing: Due to the weather there has not been much mowing done.

Roads: There is not much progress to report on the road work since November, as weather, materials delivery and the contractors other job commitments have caused the delay. Last Monday, asphalt was delivered to Spanish Grant for PaveCo to asphalt the remainder of the road. It appears there was not enough material to complete the road; however, more asphalt should be delivered this Thursday and Friday. When PaveCo's owner was asked when the road work would be finished, he apologized that it has taken so long and stated that he will fix the repairs pro bono on the other part of Spanish Grant that was done by the 18-wheeler when delivering construction materials to the other new home.

Social Activities: No report

Finance: The Finance Committee met and developed the 2019 budget and it will be presented later in the meeting.

OLD BUSINESS

Mailbox Huts: The painter that was hired to work on the mailbox huts has sanded and repainted the fascia boards. He could not strip the paint that was on the metal roofing edge, since the edge is not flat and he could not get the paint out of the creases. It was decided he should paint the metal edge, so that it blended with the fascia board. The work was inspected and he was paid. The new mailboxes have arrived and are ready to be installed. A recommendation was made to move the bulletin boards to the front of the mailbox area due to safety concerns when backing out onto the road. The previous position of the bulletin board prevented drivers with a clear view of the road when backing out of the parking spots. A motion was made by Liz Lawlis and seconded by Donna Witt to move the bulletin boards to the front of the parking area by the mail boxes, reinstall and repaint the concrete curbs, and install the new mailboxes. The motion passed unanimously.

Income Tax Return for 2017: The 2017 Income Tax Return has been completed and sent to IRS.

NEW BUSINESS

Budget for 2019: The Finance Committee reviewed the 2018 budget and is recommending that most of the budget amounts remain the same as last year. The budget for Legal Fees, Road Repairs and Trees will be increased. The anticipated expense of \$35,000 for road repairs is included, as well as \$13,000 for trees. A concentrated effort will be made in 2019 to remove the dead trees on POA property and spray the ball moss in the trees. A motion was made by Glen McComb and seconded by Diane Segura to accept the Budget for 2019. The motion carried.

Investments for 2019: The Finance Committee will survey the community to get input for direction in the expenditure of the excess budget funds.

PUBLIC FORUM

1) June Baker asked why the construction had stopped on the house on Spanish Grant and the construction has resumed on the house on Valley Oak. There is a problem with a permit for the house on Spanish Grant. The time period to begin construction for the house on Valley Oak was about to expire, so the work was resumed. She asked how many board positions were open. There are four positions to be filled and four applicants have applied.

2) Leslie Rector said when she talked about the items that were discussed in Executive Session at the last meeting; it appeared that the board would discuss the items listed. If they were not discussed there should be a summary of the item and whether or not any action was taken.

She also said that anytime the board discusses the budget and/or makes decisions on it, it should be on the agenda. She said there were two budget items in October that were discussed at the end of the meeting and it wasn't on the agenda.

When the board selects someone to do the road work or prepare the taxes during Executive Session, it is not Contract Negotiations.

3) Donna Witt suggested that the Board remember former residents who have passed away during the past year at the annual meeting.

**EXECUTIVE
SESSION**

The board adjourned the regular meeting to go into Executive Session at 7:47 p.m. to discuss legal matters, enforcement actions, late fees/collections and contract negotiations.

**RE-ADJOURN
REGULAR
MEETING**

The board re-adjourned the regular meeting at 8:15 p.m.
Legal Matters: Reviewed calendar provided by attorney regarding upcoming lawsuit.
Enforcement Actions: No discussion or action taken.
Late Fees/Collections: No discussion or action taken.
Contract Negotiations: No discussion or action taken.

ADJOURNMENT

A motion was made by Liz Lawlis and Seconded by Glen McComb to adjourn the meeting at 8:18 p.m. The motion passed.

Respectfully Submitted,

Kathy Antwine, Recording Secretary