

FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 9, 2019

MINUTES

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

PRESENT Ellen Biggs, Amanda Christensen, Megan Jaeger, Liz Lawlis, and Diane Segura

ABSENT Glen McComb

ALSO PRESENT Steve Childers, Lawrence Tucker, JT Hooten, Marvin & Cheryl Cannon, Todd Whitewood, Phillip Jaeger, Cindy Stevens, and Kathy Antwine, Recording Secretary.

CALL TO ORDER Ellen Biggs, Chairman, called the meeting to order at 7:00 p.m. There being a quorum present, the meeting proceeded.

INVOCATION The invocation was given by Ellen Biggs.

APPROVAL OF MINUTES A motion was made by Liz Lawlis and seconded by Megan Jaeger to approve the minutes as presented. The motion carried.

TREASURER'S REPORT Liz Lawlis, Treasurer, presented the Treasurer's Report, which included: the Balance Sheet as of June 30, 2019 (Cash & Accrual Basis); the Profit & Loss for June and YTD; Profit & Loss Actual vs. Budget January through June 2019; and the Unpaid Bills Detail as of July 9, 2019. A payment was added to the Unpaid Bills Report for Cagle, Carpenter & Hazelwood for \$3.75. The POA has \$159,310.89 in the Checking Account at Wells Fargo Bank; \$29,479.78 in the CD at Texas Hill Country Bank and \$56,167.77 in the Reserve Account at Texas Hill Country Bank for a total of \$244,958.44. As of June 30, 2019, the POA has a Net Income \$109,404.49. The liability insurance was due in June and has been paid. The cost of the insurance is \$2,159.10 and it has not increased over previous years. A motion was made by Megan Jaeger and seconded by Diane Segura to accept the Treasurer's Report and pay the bills. The motion carried.

COMMITTEE REPORTS

STANDING COMMITTEES

Architectural Control: Liz Lawlis reported that three violation letters have been sent to homeowners. Eleven houses are under construction and one is in the approval phase.

Nominating: Megan Jaeger said she has been talking to property owners about running for the open board positions in January.

By-Laws/Covenants: A list is being compiled for revising the By-Laws and Covenants. More information will be provided later.

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Roads: Ellen Biggs reported that she will meet with the contractor to review the road repairs that will be done this summer. The street signs that need to be replaced will be ordered this week.

Mowing/Trees: The brush and debris in the common areas will be cleaned up to facilitate mowing in those areas. There are some trees that may need to be trimmed or removed. More weeding needs to be done around sign posts.

Social Activities: No report

Finance Committee: The committee will meet and file liens on properties that are past due.

OLD BUSINESS

Petition Results on Extending Traffic Rules to Flying L Subdivision: Liz Lawlis said the survey is not complete yet, but she is getting more negative responses than positive one. The impression she is getting is that the homeowners are not in favor of having the Sheriff's department patrol the POA roads. She has requested input from Sheriff Butts to verify if the POA can choose which traffic laws will be enforced on the roads. At least 25 per cent of the homeowners who live on the Ranch would need to sign the petition to be presented to the Commissioner's Court to allow the Sheriff to patrol the area. The POA will have to pay for the Sheriff to patrol the area, but would have the option to refuse the service if the cost was too high. Another option may be installing new speed bumps that public safety supports that are not all the way across the road. They are sectioned so that emergency vehicles can avoid the speed bump, but other vehicles cannot avoid the bump. Another option is the flashing speed limit sign. The board will continue to research this issue and make a decision later.

Discuss Management Program on Axis Deer Population: Liz Lawlis reported on information she has received regarding management of the Axis deer population. Johnny Arredondo, Texas Parks and Wildlife Biologist, was not able to attend the meeting, but he has provided extensive information on the white tail deer vs. axis and other exotics. The studies he has done show that the white tail deer will die from malnutrition, while the axis continue to thrive. The white tail deer can live on only two classes of forage (forbs and browse), while axis can do well on three classes (forbs, browse, and grass). If white tail deer eat grass they will die. Todd Whitewood spoke to the board on his method of trapping the deer for relocation. He explained that he uses humane traps and baits the traps with corn. He said it is easier to catch the deer when vegetation is not as plentiful. He sells the deer he catches and splits the money with the POA. There is no expense to the POA, since he absorbs all the cost of building the traps and the corn needed to bait the traps. The traps would be placed on POA common areas and homeowners lots, if requested. The board will invite Mr. Arredondo and other trappers to speak to the board at the next meeting.

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NEW BUSINESS

Nominate and Vote on New Board Member to Fill Vacant Position: The POA received only one application for the open board position. A motion was made by Liz Lawlis and seconded by Diane Segura to appoint Bob Haueter to fill the unexpired term of Marilyn Dawson until January 2021. The motion carried unanimously.

Results of Survey: Committees and Actions: Liz Lawlis reviewed the results of the survey that was completed by property owners.

1. Would you be interested in a designated fenced area on the Flying L for storing an RV, boat or trailer for a nominal fee? There were 133 responses and 73 homeowners said yes or possibly, depending on the fee.

2. Would you be interested in a community building for use by Flying L property owners? Out of 131 responses, 66 said yes and 65 said no or not interested.

3. What would you like to see changed in our Flying L community? There were a variety of responses to this question: 56 wanted to be able to have garden/patio privacy fences; 32 wanted an increase in the time limit allowed for parking RVs, boats, and trailers; 32 wanted to build a playground for children in a common area; 23 wanted to be able to build a hot house/greenhouse on their property; and 49 listed a wide variety of suggestions.

4. Would you be interested in serving on one of the POA committees? The response to this question was very positive with many homeowners volunteering to participate.

The POA will develop a committee to research the possibility of providing an area to store RVs, boats, and trailers.

Consider Establishing a Crime Watch Committee: Due to the recent vandalism on the Ranch, the board will establish a Crime Watch Committee. Bob Haueter agreed to chair the committee.

Approve Payment of Budgeted Funds for Flying L Resort Fireworks

Display: A motion was made by Bob Haueter and seconded by Diane Segura to approve payment of \$500 for the Flying L Resort fireworks display. The motion carried.

PUBLIC FORUM

1. JT Hooten said his grandson was driving the golf cart that was mentioned in the Public Forum at the last meeting. He said his grandson did not have permission to drive the cart and he will not do that again.

2. Bob Haueter reported that Lynn Haueter has been elected County Chair for the Republican Party. He also said Governor Abbott is coming to Bandera on Friday, August 2, 2019. The Flying L Resort will host the dinner and meeting.

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**EXECUTIVE
SESSION**

The board adjourned the regular meeting at 8:20 p.m. to go into Executive Session to address Legal Matters, Enforcement Actions, Late Fees & Collections and Contract Negotiations.

**RE-CONVENE
REGULAR
MEETING**

The regular meeting resumed at 9:22 p.m. The following action was taken by the board:

1) A motion was made by Megan Jaeger and seconded by Bob Haueter to send a letter to the owner of Section 1, Lot 7 & 8 informing her that she has exhausted the cumulative twenty (20) days allowed to have a trailer on her property, as specified in Article III, Section 2(g) of the Restrictive Covenants. The trailer will not be allowed on her property for the balance of the calendar year. If the trailer is not moved within four (4) days of the date of this letter, a fine of \$100 will be assessed. The motion passed unanimously.

2) A motion was made by Liz Lawlis and seconded by Megan Jaeger requiring property owners to notify the POA Board twenty-four (24) hours in advance before parking a trailer, boat, motor home, or travel trailer on their property for four (4) days. The motion passed unanimously.

ADJOURNMENT

A motion was made by Diane Segura and seconded by Megan Jaeger to adjourn the meeting at 9:37 p.m. The motion passed.

Respectfully Submitted,

Kathy Antwine, Recording Secretary