

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 9, 2018**

MINUTES

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

PRESENT Dan Chapa, Marilyn Dawson, Megan Jaeger, Liz Lawlis, Glen McComb, Diane Segura, and Donna Witt

ALSO PRESENT Leslie Rector, June Baker, Roger and Lesa Pinkerton, Steve Childers, and Kathy Antwine, Recording Secretary

CALL TO ORDER The meeting was called to order by Marilyn Dawson, Chairman. There being a quorum present, the meeting proceeded.

INVOCATION The invocation was given by Marilyn Dawson.

APPROVAL OF MINUTES After a review of the minutes from the September 11, 2018 meeting, a motion was made by Donna Witt and seconded by Dan Chapa to approve the minutes as presented. The motion carried unanimously.

TREASURER'S REPORT Liz Lawlis, Treasurer, provided copies of the Treasurer's Report to the board. The report included: the Balance Sheet as of September 30, 2018 (Cash & Accrual Basis); the Profit & Loss, September 2018 and January through September 2018; Profit & Loss Actual vs. Budget, January through September 2018; and the Unpaid Bills Detail Report as of October 9, 2018. The POA has \$137,229.37 in the Checking Account at Wells Fargo Bank; \$29,122.79 in the CD at Texas Hill Country Bank; and \$37,567.73 in the Reserve Account at Texas Hill Country Bank. As of September 30, 2018, the POA has a Total Income of \$112,998.03, Total Expenses of \$26,180.80 for a Net Income of \$86,817.23. A check to Cagle, Carpenter & Hazelwood for \$1,087.24 was added to the Unpaid Bills Detail Report. This is the cost to close on one piece of property. A motion was made by Glen McComb and seconded by Dan Chapa to accept the Treasurer's Report. The motion passed. A motion was made by Donna Witt and seconded by Diane Segura to approve the invoices to be paid. The motion carried.

COMMITTEE REPORTS

STANDING COMMITTEES:

Architectural Control: No report

Nominating: The Notice of Election will be mailed no later than October 22, 2018. Property owners have thirty days to file their application to run for the board and have their name on the ballot.

**COMMITTEE
REPORTS, (Cont'd.)**

By-Laws/Covenants: Donna Witt presented the proposed changes to the Covenants and By-Laws. A decision to make changes to the Covenants and By-Laws will be made and approved at the board meeting in November.

Roads: PaveCo has just begun the road repairs planned for 2018. Due to the rains, he has not been able to begin working on the roads earlier.

Mowing: Very little mowing has been done on the Ranch due to the rains and muddy areas. As soon as properties dry out, the mowing will resume.

Trees: Penny Bateman has volunteered to work with Glen McComb to identify the trees that need to be removed or canopies lifted. A full report will be presented at the next meeting.

Social Activities: The POA Picnic will be held on Saturday, August 27, 2018. It will be held at the Poolside Pavilion from 1:00 .to 3:00 p.m.

Finance: No report

OLD BUSINESS

Package Boxes at the Mail Box Huts: Donna Witt and Liz Lawlis presented information on the package boxes and mailboxes needed. The postman said he has only five individual mail boxes left. The 8-parcel box will cost \$2,026.55. A unit with 16 mail boxes will cost \$1,297.63. All the parts needed to install the boxes are included in the price for each unit. A motion was made by Glen McComb and seconded by Dan Chapa to purchase both mail box units. The motion carried unanimously.

NEW BUSINESS

Change Name of Road: The Rural Addressing Department has requested approval from the board to eliminate Creekwood Place and continue addressing on Creekwood Drive around the curve past the home at 344 Creekwood. A new house is planned at the end of Creekwood Place; however, the beginning of Creekwood Place doesn't even have a road going to it. Changing the address to Creekwork Drive will facilitate emergency vehicles in finding the correct address. A motion was unanimously approved electronically by the board on August 23, 2018. A letter requesting the change was sent to the Appraisal District on September 6. 2018.

PUBLIC FORUM

- 1) Leslie Rector asked if the foreclosure is a vacant lot.
- 2) Roger Pinkerton said a large dead tree was removed by the Ranch and part of the fence was also removed along with the debris from the tree. He was told to contact the Ranch for information about repairing the fence.
- 3) Steve Childers said he was closing on a house at 260 Knollwood Circle in two weeks. The lots on both sides of the house need to be mowed.

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EXECUTIVE
SESSION

The meeting was adjourned at 7:27 p.m. to go into Executive Session. The agenda includes Legal Matters, Enforcement Actions, Late Fees/Collections and Contract Negotiations.

RE-ADJOURN
REGULAR
MEETING

The regular meeting was re-adjourned at 8:10 p.m. A motion was made Liz Lawlis and seconded by Dan Chapa to give \$500 in the budget to the Resort for the fireworks display. The motion carried with one nay.

Liz Lawlis accepted a Letter of Authorization for Proxy from Diane Hagne giving permission for Michelle Kosmalski to represent her in any and all situations at board meetings or any concerns of her property.

A motion was made by Glen McComb and seconded by Donna Witt to transfer money from the Amenities budget to the Mail box budget. The motion carried.

Liz Lawlis recommended hiring a collection agency called Account Services USA. The board will review the contract and vote electronically within one week.

ADJOURNMENT

A motion was made by Donna Witt and seconded by Glenn McComb to adjourn the meeting at 8:30 p.m. The motion passed unanimously.

Respectfully Submitted,

Kathy Antwine, Recording Secretary