

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**May 13, 2025**

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

**MINUTES**

**PRESENT** Dan Knight, Larry Mensch, Sharon Lee Buchanan, Sandy Bredlau, Chuck Dye

**ALSO PRESENT** Maurice Doublet, Jodi Mensch, John Goode, Doris Goode, Creda Cox, Bob & Bitsy Neuser, Janice Nelson, Dave Nelson, Brent Buchanan, Chris Darden, Judd Ryan, Nancy Rowton, Leslie Rector, Cindy Stevens, Lloyd Blank, Stephania Blank, Steve Childers, Rayla Childers, Sandy Johnston

**CALL TO ORDER** The meeting was called to order at 7:00 PM by Dan Knight, Chairman. There being a quorum present, the meeting proceeded.

**INVOCATION** Led by Larry Mensch

**PLEDGES OF ALLEGIANCE** Dan Knight led the US pledge and Brent Buchanan led the Texas pledge.

**APPROVE MINUTES** Revised Minutes of March 11, 2025 and the April 1 Special Meeting were approved electronically.  
Kathleen Segura gave the report on Electronic Votes for March and April 2025

**ONLINE VOTES FOR MARCH & APRIL 2025**

March 16<sup>th</sup> – Larry Mensch made a motion to remove a late fee from a resident’s dues payment because of their bank making an error on their Bill Pay Program. Sandy Bredlau seconded. The motion passed with 4 voting FOR and 2 abstaining.

March 19<sup>th</sup> – Larry Mensch made a motion to approve the March 11 Board Meeting Minutes and Evette Maytum seconded. The motion passed with 5 voting FOR and 1 abstaining.

April 8<sup>th</sup> – Larry Mensch made a motion to approve April expenditures and Sharon Lee Buchanan seconded. The motion passed 5 FOR and 1 abstaining.

April 9<sup>th</sup> – Larry Mensch made a motion to approve the Revised Minutes for the April 1, 2025 Special Board Meeting. Chuck Dye seconded. The motion passed unanimously.

May 7<sup>th</sup>- Larry Mensch made a motion to accept Victor Polanco’s resignation from the FLPOA Board because he is moving. It was seconded by Sharon Lee Buchanan. 4 voted FOR and 1 abstained.

**TRESURER'S  
REPORT**

The balance in the accounts at Texas Partners Bank:  
CLR Checking Account is \$21,466.82, Money Market 23 is  
230,874.35, CD is 33081.54, Reserve is 83,172.31. The Accounts Receivables  
due is \$47,491.93, Total Fixed Assests is 58,280.08. Budget surplus is  
117,069.48. The POA collected 2264.59 from the tax sale of a lot that had a  
lein placed on it by the POA.

- A. *Approve Payment of Bills:* a motion to approve payment of bills was made by Sharon Lee Buchanan and was seconded by Larry Mensch. The motion passed unanimously.
- B. *Canceling Insurance:* a motion to cancel the Tractor Insurance was made by Chuck Dye and seconded by Larry Mensch. The motion passed unanimously.

**PUBLIC FORUM**

Brent Buchanan asked about the planning and timeline of the road repairs and why there was only one person on that committee.  
Creda Cox submitted a proposal for possible solutions to the trash issue caused by the PUD's impending cancellation of the use of dumpsters.  
Judd Ryan submitted document request forms, and questioned ACC enforcement of requirements on new builds.  
Nancy Rowton had several concerns; not receiving email notices, the new lot purchase and road repairs.  
Chris Darden reported roads with pot holes, trees over roads that need trimming and asked about new mailboxes.

**COMMITTEE  
REPORTS**

*Architectural Control:* Steve Childers reported that there were 3 homes under construction and multiple projects around the Community.  
*Nominating :* no report  
*By-Laws/Covenants:* Larry Mensch reported that the Covenants and Bylaws Committee met on April 28<sup>th</sup> and discussed several possible proposed covenant changes. They will meet two more times prior to the annual meeting.  
*Roads:* Dan Knight asked for patience because the it was difficult to get estimates from the road repair contractors.  
*Mowing/Trees:* Chuck Dye stated that tree trimming had begun on Valley Oak the past week. He also encouraged the community to reach out to him with any request for mowing or trimming of trees.  
*Social Activities:* Evette Maytum reported that the Spring Garage Sale was successful with many visitors and that the next social will be the 4<sup>th</sup> of July parade. Look for an announcement with more information.  
*Covenants Compliance:* Sharon Lee Buchanan stated that 6 out of 8 violations have been resolved. Sandy Bredlau thanked the Flying L Ranch for allowing us to meet in it's facility and then she named the new members of the Covenants Compliance Committee: June Baker, Caroline James, and Cindy Stevens. She thanked them for volunteering their time.  
*Finance Committee:* No Report  
*Crime Watch:* No Report

**UNFINISHED**

None

## **BUSINESS**

### **NEW BUSINESS**

**ACC Denial:** Mr. Mihaila, a building contractor, questioned why his ACC applications for two properties had been denied. Dan Knight explained that the plans did not fit the lots and he would have to resubmit the plans with changes.

**STATEMENT FROM POA:** Read by Larry Mensch

May 13, 2025  
FLPOA Statement

### **I would like to start by providing information regarding covenants and covenant changes.**

CC&Rs refer to a Declaration of Covenants, Conditions, & Restrictions. This is a legal document recorded at the court house that defines the guidelines of the neighborhood, which have been approved, and voted on by the property owners.

In essence, these are the rules of our community. These covenants are legally binding and enforceable.

The Flying L board of directors cannot change a covenant. The board of directors can suggest a proposal to amend a covenant. The proposal will be presented to the property owners to vote on. This vote typically occurs during the POA annual meeting in January. The changes can only be approved by a majority vote of fifty-one (51) percent or better.

For months now there has been discussion regarding our current trash service being discontinued. Proposed resolutions regarding issues involving the trash service have been provided to the PUD by various property owners and entities with lack of any acceptance of proposals.

It has been suggested that the POA can simply take over this service, however this is not correct. Flying L residents should be aware that as a private non-taxing, dues-oriented entity, the POA does not currently have the legal authority, financial ability or the invoicing infrastructure to implement such a service.

Cancellation of trash service by the PUD will result in an extended period without trash service. The PUD requested the POA to research a way to change two current covenants that prevent residential trash pick up. These covenants are in Article 3, section 2. The POA has researched the process of proposing a change to the covenants and the process as described previously will take approximately 90 days after official notice of discontinuing the current dumpster trash service provided by the PUD. This will result in extensive fees if performed outside of the annual POA meeting/voting process.

The POA to date, has not received formal notification of trash service being discontinued, therefore no action by the POA has been necessary. A formal meeting request was made by the PUD on April 29, 2025. On May 1, 2025, two days later, a formal request to the POA was made by the Flying L PUD, to be added to the POA Meeting Agenda to make an announcement at this POA meeting. The PUD presentation was then added to the POA meeting agenda.

**STATEMENT BY PUD:** Judd Ryan, Chairman of the PUD

Judd Ryan read a statement explaining that the PUD had voted to end the dumpster service. Please see the attached document.

**EXECUTIVE  
SESSION**

The Board retired to Executive Session at 7:00 PM.

**ADJOURNMENT**

A motion was made by Sandy Bredlau and seconded by Sharon Lee Buchanan to adjourn the meeting at 8:20 pm. The motion carried.

Respectfully submitted,

*Kathleen Segura* \_\_\_\_\_

Kathleen Segura, Recording Secretary