

FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 9, 2025

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

MINUTES

- PRESENT** Sandy Bredlau, Chuck Dye, Evette Maytum, June Baker
- ALSO PRESENT** Jodi & Larry Mensch, James Ernsberger, Madeline Aliff, Wade McBroom, David Escobar, Zak Kolm, Bob Little, Chris Darden, Richard Clark, Laurie Cardenas, Nancy Rowton, Larry & Sandy Musbach, Megan Ryan, Leslie Rector, Judd Ryan, Mike & Lori Pruitte, Cindy Stevens, Cindy & Pat Vondenkamp, Steve Childers
- CALL TO ORDER** The meeting was called to order at 7:00 PM by Evette Maytum. There being a quorum present, the meeting proceeded.
- INVOCATION** Led by Sandy Bredlau
- PLEDGES OF ALLEGIANCE** Evette Maytum led the US pledge and the Texas pledge.
- ELECTION OF OFFICERS** June Baker made a motion to elect Evette Maytum as Vice Chairman. Chuck Dye seconded. The motion passed unanimously.
- APPROVE MINUTES** Revised Minutes of July 15, 2025 were approved electronically on July 18, 2025 Kathleen Segura gave the report on Electronic Votes for July and August 2025

ONLINE VOTES FOR JULY AND AUGUST 2025

July 18, 2025

Evette Maytum made a motion to approve the Minutes for the July 15, 2025 Special Board Meeting. It was Seconded by Sandy Bredlau. The motion passed unanimously.

August 3, 2025

A motion to accept the bid from Levi Teague Asphalt in the amount of \$108,000.00 for road repairs was made by Sharon Lee Buchanan. It was seconded by Sandy Bredlau. Sharon Lee Buchanan, Sandy Bredlau, Evette Maytum and June Baker voted to approve and Chuck Dye abstained. The motion passed.

August 4, 2025

Sandy Bredlau made a motion to transfer \$25,000.00 from the Money Market Account to the CLR account to pay for the additional road repairs listed in the 2025 Roads Repair Bid by Levit Teague's Asphalt Repair and Paving Company. Sharon Lee Buchanan seconded the motion. Those voting to approve were Sandy Bredlau, Sharon Lee Buchanan, Evette Maytum and June Baker. Chuck Dye abstained.

August 9, 2025

A motion to deny the request by David Escobar of Vineyard Custom Homes to build a portion of a new house inside the 30 ft. front easement was made by Sandy Bredlau. It was seconded by Sharon Lee Buchanan. The motion passed unanimously.

TRESURER'S

REPORT The balance in the accounts at Texas Partners Bank:

CLR Checking Account is \$96,845.31, Money Market 23 is 123,503.46, CD is 33,373.38, Reserve is 64,705.53. The Accounts Receivables due is \$40,701.64 Total Fixed Assets is 58,280.08. Budget surplus is \$64,252.23.

A. Approve Payment of Bills: a motion to approve payment of bills was made by Chuck Dye and was seconded by June Baker. The motion passed unanimously.

COMMITTEE REPORTS

Architectural Control: Steve Childers reported that 5 houses were under construction and 3 of those near finishing.

Nominating : No Report

By-Laws/Covenants: No Report

Roads: Sandy Bredlau stated that the committee worked with the Ranch and they focused on entrances to the Flying L Ranch to be repaired since these roads are used by everyone. They are creating a list of roads for next year.

Mowing/Trees: Chuck Dye stated that Randy is working hard to get mowing completed and to contact him at MowingChair@flyinglpoa.com for request about mowing or tree trimming issues.

Social Activities: Evette Maytum said the next social will be the Christmas Party.

Covenants Compliance: June Baker reported that there were two residents who were in violation of Article III, Section 2f which prohibits tall grass and weeds in their yard. One yard complied and the other was sent a registered letter warning of Cost of Enforcement Violation. Two residents were in violation of Article III Sec 2g which states that boats or trailers cannot be parked in your yard or driveway for more than 4 consecutive days, unless the Board is notified. Both issues were rectified. A certified letter was mailed to a homeowner warning of Cost of Enforcement for being in violation of Article III, Sec 10. Their guest house and main house need to be painted the same color.

Finance Committee: Liz Lawlis reminded the Board that she will need to meet with one Board Officer and one Board member to discuss the 2026 Budget which will be voted on at the November meeting.

Crime Watch: No Report

Mailboxes: Liz Lawlis reported that the new mailboxes have been ordered and will be here in about 10 days. They will be stored at the Flying L Ranch. While the mailboxes are being installed, residents will have to pick up their mail at the post office. The eleven mailboxes being replaced are on the southside of the current location. Residents will be informed by the Post Office if their mailbox is being replaced.

**UNFINISHED
BUSINESS**

None

NEW BUSINESS

David Escobar of Vineyard Custom Homes gave a presentation as to why it is necessary to have a variance on a new home build he wants to construct at Sec 10 Lot 29. He has asked to build into the front 30 ft. setback because of the shape of the lot restricts building a 2000 sq ft. home.

PUBLIC FORUM

Chris Darden said his question had been dealt with earlier in the meeting. Megan Ryan wants to have monthly meetings. Leslie Rector suggested a covenant to ban fireworks. Judd Ryan thought a builder was being selectively harassed by the ACC. Nancy Rowton said the roof over the mailboxes leaks.

**Executive
Session**

The Board recessed at 7:45 pm.

Meeting Reconvened

The Board reconvened at 8:25.

A motion was made by Chuck Dye to deny the repeal of a previously denied variance request by David Escobar of Vineyard Custom Homes. It was seconded by June Baker. The motion passed unanimously.

A motion was made by Sandy Bredlau to begin Cost of Enforcement on the property at Sec14, Lot 49 for the Covenant violation of Article III, Sec 10e. It was seconded by Chuck Dye. The motion passed unanimously.

A motion was made by Sandy Bredlau to begin Cost of Enforcement on the property at Sec 5B, Lot 1 for the Covenant violation of Article 3 Sec 2f. It was seconded by June Baker. The motion passed unanimously.

ADJOURNMENT

A motion was made by Sandy Bredlau and seconded by Chuck Dye to adjourn the meeting at 8: 35 pm. The motion carried.

Respectfully submitted,

Kathleen Segura _____

Kathleen Segura, Recording Secretary