

**FLYING L PUBLIC UTILITY DISTRICT
REGULAR MEETING – July 13, 2026
MINUTES**

CALL TO ORDER: The July 13, 2026, Regular Meeting of the Flying L Public Utility District; is called to order by President Judd Ryan at 5:47 PM. Additional Board Members in attendance are Katherine Lee and Leslie Rector. Will Dietrich arrived after the start of the meeting. **A quorum was established.** Also, in attendance are representatives from Yancey - Elizabeth Leal, Steve Winters, and Roland DeLeon.

Letters Received from the POA Board's Lawyer: Judd said, the PUD received 2 letters from the POA's Lawyer regarding our Valley Oak Lot with a POA road that runs through it and their lot on Airport Drive with a PUD road that runs through theirs. The lawyer issued a cease and desist to the PUD to discontinue using the existing road that allows access to the community Water Plant. We realized, after some research; the POA was not obligated to amend the road on Valley Oak Drive because it has been in that location for over 20 years. What the POA didn't realize is what works for them also works for us, because the PUD road has been in that location for at least the same amount of time and we don't have to stop utilizing it for the same reason. We had previously suggested to swap lots because of the same road situation. Just use the verbiage in paragraphs 3 ,4, and 5 in their lawyer's letter about Valley Oak Drive and apply it to the Airport Drive road. It strikes me as a gross waste of funds to get their lawyer involved. By POA law, they must schedule a special meeting, or a regular meeting and the community was not alerted to any meeting when this apparent decision was made. It must have occurred in an unlawful secret meeting. The road was there when they purchased the lot, so if it was ok then it should be ok now. If the POA pushes to make the PUD alter how the Water Plant is accessed, then it will cost the community even more money. When the community lots and roads were established by the previous Resort owners, they didn't have Airport Drive continue all the way down to the Water Plant. There is no other way to access that facility. *[Not said in the meaning added for additional insight: It's possible that the POA lot in question could fall under eminent domain if this continues.]*

Guests(s) in Attendance: Sharon Buchannan arrived late.

PUBLIC COMMENTS: None

APPROVE MINUTES FROM PREVIOUS MEETING: After review, **a motion** was made by Lee, 2nd by Rector to approve the June 8, 2026 Budget Hearing and Regular Meeting Minutes as written. **Unanimous**

Financial Review – Balance Sheet Monthly Bills: Katherine went over the figures on these reports noting liquid assets are currently slightly over \$1.5 Million. She presented the P&L's for the months of May and June and highlighted several line items.

Review and Pay Monthly Bills – The monthly bills that we are paying directly, outside of the ones Yancey pays and we reimburse them, totaled \$24,159.90 and our current balance in the checking is \$1,002.58. **A motion** was made by Rector, 2nd by Lee to transfer \$25,000 from account #266 to account #816 to pay this month's bills. **Unanimous**

Investment Officer Quarterly Report: Leslie presented the Investment report: noting 1 transfer in the 2nd quarter of 2026 in the amount of \$50,000 with an average Daily Net Yield of 3.64%, total interest 2026 2nd quarter \$13,428.11 and the total interest in the 2025-2026 fiscal year was \$46,439.28. The total amount in TexPool is \$1,501,801.66. Since our first deposit in 10-27-2023 total interest accumulated \$93,901.66.

Yancey WSC – Report on Operations and Communications w/Community – Liz reported the garbage rate has been removed from our billing, work orders have been completed on customer issues, the grass was cut at all sites & the PUD building, the road cut on Knollwood was refilled, RACO will be installed the week of July 22nd. It will transmit off of the cell towers in the same way the smart meters communicate. Another tap will be completed on Knollwood next week, and the water quality report has been completed. Another type of smart

meter will be ordered because the original order will not be filled until September. Steve outlined the different locations for the five test meters which will be spread out throughout the community to make sure all areas are able to communicate with the system. Judd informed Yancey that a couple of pools and a swim spa has been installed in the community and will need to have an inspection. Roland explained the guidelines associated with the needed inspections with air gaps or check valves. We gave the two addresses with the pools to Yancey. We reminded Yancey that the routine grease trap inspections need to be started.

OPERATIONS PUD – Leslie verified with Yancey the total cost of the water tap. We received the breakdown of the \$15,000 monthly maintenance fee. The question was asked what was the difference between the Admin Labor and the Billing/Late/Lock Notices and what falls under transportation? Liz said she would get me that in the morning. Steve has been giving us the Well Levels since March. This last reading increased by 100 feet. I would like to put Water Conservation Stage on the August Agenda if the Wells are maintaining the new increased level.

Old Business – Discuss & Take Action

Lot for Sale – Progress & Next Step: We will not be able to sell the lot due to the encroachment of a POA road.

New Business – Discuss & Take Action

None

Next Meeting: The next meeting will be on August 10, 2026 at 6:30 PM at the PUD Building

Adjourn: Having no further business, the meeting was adjourned at 6:30 PM.

Presented for review and approval,

Leslie L. Rector

Secretary/Treasurer for the Flying L Public Utility District