

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
March 10, 2015**

MINUTES

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

PRESENT Woody Baker, Anthony Ferragamo, Luana Pirtle, Garry Schneider, Terry Peek and Rick Rector

ALSO PRESENT Donna Witt, Kathleen Romane, Richard Shafer, Jan Shafer, Martha Shoemaker, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary

ABSENT Cecilia (Cissy) Elkins

CALL TO ORDER The meeting was called to order at 6:05 p.m. by Woody Baker, Chairman. There being a quorum present, the meeting proceeded.

INVOCATION The invocation was given by Woody Baker.

APPROVAL OF MINUTES The board reviewed the minutes of the February 10, 2015 meeting. Anthony Ferragamo requested the following change to the minutes regarding the comment in Public Forum by Susan Jenkins. “She said ~~the Ranch will not be able~~ **it will be difficult** to offer the amenities pass if they cannot get any help with the dues being charged on their commercial property.” Donna Witte asked that the minutes be amended in New Business regarding the 501c4 Status as follows: “4) exempt from **paying** property taxes on **real estate owned by the POA office equipment**, 5) ~~may solicit and receive tax deductible contributions~~ **may receive contributions which are not tax deductible**, and 6) exempt from **paying IRS taxes on activities related to the organization’s exempt function**. “ A motion was made by Terry Peek and seconded by Luana Pirtle to approve the minutes as amended. The minutes were approved unanimously.

TREASURER’S REPORT Maggie Ferragamo, Treasurer, presented the Treasurer’s Report to the board. The report included the Profit & Loss Statement January 1 through March 10, 2015, the Balance Sheet as of March 10, 2015, the 2015 Year-to-Date Budget, and the Check Detail Report. The POA has \$28,689.14 in the CD at Texas Hill Country Bank; \$47,121.98 in the checking account at Wells Fargo Bank; and \$95,837.94 in the Money Market at Texas Hill Country Bank. The association has received \$65,930.00 in 2015 dues and \$2,935.00 in late dues for a total of \$68,865.00. The Net Income as of March 10, 2015 is \$69,280.51. Kathleen Romane recommended that the financial reports be consistent month-to-date, quarterly-to-date, and year-to-date. A decision was made to continue with reports as usual and to add a quarterly report. Mrs. Ferragamo reported that two property owners had signed a payment plan, of which one is paid off.

The board addressed the following letters from property owners.

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TREASURER'S REPORT

Cont'd.)

- 1) A property owner asked that the remaining balance on her account of \$550.00 be waived because people were driving across her lot. A motion was made by Anthony Ferragamo and seconded by Garry Schneider to reject the request to waive the balance on her account. Rick Rector recommended the owner put up a fence on the property. The motion carried unanimously.
- 2) A property owner purchased a lot from his son who owed past due fees. Since he has paid his fees since he purchased the property, he is requesting that his account be considered current, and the previous owner be required to pay the past due fees of \$1,126.00. A motion was made by Anthony Ferragamo and seconded by Rick Rector to reject his request and notify the owner that he is fully liable for the dues and, pending our decision today, the account may go to collections. The motion passed unanimously.
- 3) A property owner sent a letter stating that the POA had the wrong address and he did not receive his invoice, so he is requesting the \$100 late fee be removed from his account. A motion was made by Garry Schneider and seconded by Luana Pirtle to reject his request to waive the late fee on his account. The motion carried.
- 4) A property owner bought a property in 2014, but did not notify the POA so the invoice could be sent to her. She received an invoice for 2015 which showed the late fee for 2014 which she wants to be removed. She will be notified that she is responsible for the late fee.

In regard to the status on the income tax return, the CPA said she had an oversight when she was preparing the taxes, because she did not go all the way back to 2009, which was the last year the taxes were done. She said there was a loss on the prior years' dues that had to be corrected and reported on the prior years' tax returns, so that it could be carried forward. The corrections have been done and Mrs. Ferragamo said she will meet with the CPA to finalize the returns. The board chairman will need to sign the returns. Anthony Ferragamo said the board had approved \$1,250.00 for the 2013 and prior years' taxes. Since the CPA had to go back to adjust the taxes for the carry-forward for 2009, he said he told her to go ahead and do the 2014 taxes for an additional \$250.00. This will bring the POA current in the taxes, so we can move forward with the 501c4 application. A motion was made by Anthony Ferragamo and seconded by Rick Rector to approve \$250.00 for the 2014 income tax return. The motion carried unanimously. A motion was made by Rick Rector and seconded by Garry Schneider to acknowledge receipt of the Treasurer's Report. The motion carried unanimously.

PUBLIC FORUM

- 1) The board was informed that the homeowners' directory has been placed on the web site by John Goode. The directory includes the name, address, phone numbers, and email address of property owners who have a home in the Flying L Ranch subdivision. Board members were given the user name and password so they could review the directory for final approval to make it available to all property owners.

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EXECUTIVE SESSION

The board adjourned the regular meeting at 6:50 p.m. to meet in Executive Session to discuss legal issues. The regular board meeting was reconvened at 7:05 p.m. Woody Baker, Chairman, reported that the board decided to rescind the February 10, 2015 Executive Session discussion and votes, per legal counsel, in reference to the four lots owned by the Flying L Guest Ranch.

COMMITTEE REPORTS

STANDING COMMITTEES:

Architectural Control: Garry Schneider reported that Tilson Homes is planning to build a new home on Quail Valley Drive and Valley Oak Drive. Plans will be sent later.

Nominating: No report

By-Laws: No report

Covenants: Terry Peek said a covenants violation letter has been sent to the property owner discussed at the last meeting. Since the property owner has not responded to the letter, he requested that a second letter be sent issuing the \$100 fine. He said he would check on the pop-up trailer on Bottle Springs Road. He said a property owner had contacted him about the RV on their property. Information and help will be provided so she will be able to move the RV to a suitable parking place.

Roads: Anthony Ferragamo reported that last year he sent a road bid request to fifteen contractors and only two responded: Monster Construction and Triple R Construction. This year the road bid was sent to Monster Construction and Triple R Construction. Triple R has submitted Estimate #792 for \$5,631.25 to make pothole repairs and blade all the roads in the subdivision that need repairs. **Richard Shafer said the ditch across the road from his home needs to be dug out again and the dirt from the ditch could be used for fill dirt to repair the sides of the roads.** He also received Estimate #792 to repair Flying L Drive for \$17,807.50. The contractors also advised installing reflectors on each side of the speed bumps as a safety issue. Richard Shafer said the ditch across the road from his home needs to be dug out again and the dirt from the ditch could be used for fill dirt to repair the sides of the roads.

In order to protect the integrity of the roads, Mr. Ferragamo said he had requested a bid to spray the road sides to kill grass and weeds. He presented Estimate #794 from Triple R in the amount of \$584.38 to spray the grass and weeds along the road sides.

Social Activities: Luana Pirtle said she had received requests from lot owners who want to access the amenities at the Guest Ranch. However, the POA cannot pay the amount it would cost to offer the amenities to all owners. Anthony Ferragamo recommended that the POA allocate \$500 in the budget to reimburse property owners up to \$50 for a one-time use during the year.

Mowing/Trees: Terry Peek said he will work with Rusty Dowda to trim the tree limbs on the tree on Antler Circle will be done.

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COMMITTEE REPORTS,

(Cont'd.)

Reclamation of and/or Filing of Liens: No report

OLD BUSINESS

Discussion and Vote for 501c4 Status: A motion was made by Anthony Ferragamo and seconded by Rick Rector to apply for 501c4 Non-Profit status. The motion carried.

Road Maintenance Bids: A motion was made by Rick Rector and seconded by Luana Pirtle to get one more bid on road repairs. The motion carried unanimously.

Weed Spray Bids: A motion was made by Rick Rector and seconded by Luana Pirtle to accept the bid from Triple R in the amount of \$584.38 for two applications of herbicide to spray the road sides. The motion carried unanimously.

Bid to Repair Flying L Drive: This item will be tabled at this time.

Consideration and Contracting of ADAC Collections: Anthony Ferragamo presented a Resolution to contract with ADAC to collect past due fees on twelve property owners who owe more than \$1,000.00. ADAC will charge \$375.00 to put each account into collections. A letter will be written in accordance with Section 209.0064, notifying the property owner their account will be sent to collections if they do not pursue the options provided to pay their past due fees. The collection fee of \$375.00 will be added to their past due fees. He recommended the board contact the attorney to review the letter. A motion was made by Garry Schneider and seconded by Terry Peek to adopt the Collections Resolution. The motion carried unanimously.

Flying L Water Supply Feasibility Study: This item will be tabled until the next meeting.

NEW BUSINESS

No new business was presented

ADJOURNMENT

A motion was made by Rick Rector and seconded by Luana Pirtle to adjourn the meeting at 8:15 p.m. The motion carried unanimously.

Respectfully Submitted,

Kathy Antwine, Recording Secretary