

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 9, 2016**

MINUTES

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

- PRESENT** Penny Bateman, Cecilia (Cissy) Elkins, Anthony Ferragamo, Jay Gainer, Terry Peek, and Terry Segura.
- ABSENT** Elwood (Woody) Baker
- ALSO PRESENT** Arnie Segura, Donna Witt, Leslie Rector, Denise Barlow, Marie Barlow, Diane Segura, Chris Molnar, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** The meeting was called to order at 6:05 p.m. by Anthony Ferragamo, Vice-Chairman. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Terry Peek.
- APPROVAL OF MINUTES** After a review of the minutes of the July 12, 2016 meeting, a motion was made by Penny Bateman and seconded by Terry Peek to approve the minutes as presented.
- TREASURER'S REPORT** Maggie Ferragamo, Treasurer, provided copies of the Treasurer's Report for the board members and property owners in attendance. The report included the Balance Sheet as of August 9, 2016; the Profit and Loss Statement, July 12 through August 9, 2016; the Check Detail, July 12 through August 8, 2016; the Profit and Loss Budget vs. Actual, January through December 2016; and the Customer Balance Summary as of August 9, 2016. The POA has a total of \$100,943.08 in the bank accounts at Wells Fargo Bank and Texas Hill Country Bank. A motion was made by Penny Bateman and seconded by Terry Segura. The motion carried unanimously.
- PUBLIC FORUM**
- 1) Donna Witt said she volunteered for the social committee. The committee has never met and she read in the May minutes that she was removed from a committee. She asked how the POA can get volunteers when people are removed from the committee
 - 2) Leslie Rector said she had received the letter from the POA lawyer and they would be sending their response. She asked why two roads that were scheduled to be repaired were not done.
 - 2) Arnie Segura presented a proposal to have a Community-Wide Garage Sale on the Flying L Ranch. A date will be determined later. A motion was made by Terry Segura and seconded by Penny Bateman to allocate up to \$200 to advertise the community-wide garage sale. The motion carried unanimously.

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EXECUTIVE SESSION

The board adjourned the regular meeting to go into Executive Session at 6:14 p.m. to discuss Legal Issues and Contract Negotiations.

RESUME REGULAR MEETING

The regular board meeting resumed at 6:53 p.m. During Executive Session, Legal Issues and Contract Negotiations were discussed, but no action was taken.

BUDGET WORKSHOP

Mr. Ferragamo said the POA should look at the long term financial solvency of the association. He said the POA has variable expenses and a fixed budget with which to work and expenses will probably continue to increase. He presented a projected five year budget with a 10% increase in dues, to \$137.50 in 2017 and \$150.00 in 2018. The POA will be able to set up an accrued expense account restricted for road repairs over the next five years so the money will be available to pay for it, without having to use the reserves. If the dues are not increased, based upon the current and projected expenses, eight years from now the POA may not have the funds needed to repair the roads. Based upon current projections and commitments, dues set at \$150 per lot are fiscally sustainable through 2026. A vote will be held at the September meeting to set 2017 & 2018 dues.

COMMITTEE REPORTS

STANDING COMMITTEES:

Architectural Control: Terry Peek reported on three fence projects that have been approved. A pergola has also been approved by the committee. A new PUD member is needed for the ACC, since DeWayne Pirtle is no longer a PUD board member.

Nominating: Jay Gainer reported that the Notice of Election was mailed to all property owners informing them of the election that will be held to fill four board positions.

By-Laws: The committee to review the By-Laws will be held on Thursday.

Covenants: The Friendly Reminder Letter has worked very well to encourage covenants compliance. The Covenants will be reviewed and revised as needed.

Roads: The road work has been completed.

Mowing: The weeds and grass on the road sides are being sprayed. The grass and weeds around fire hydrants will be trimmed as requested by the PUD.

Trees: No report

Social Activities: No report

COMMITTEE REPORTS,
Cont'd.

Reclamation of and or Filing of Liens: No report

OLD BUSINESS

No Old Business was discussed.

NEW BUSINESS

Proposed Master Road Plan: Mr. Ferragamo presented a Master Road Plan. He said the plan addresses road repair in a systematic way and serves as a timeline. A motion was made by Terry Segura and seconded by Penny Bateman to approve the Master Road Plan and post it on the web site. The motion carried unanimously.

Web Page: The board discussed ideas on expanding the information provided on the web site.

Proposed 2017 Budget: Tabled until the September meeting.

Amenities Package and Survey: Another amenities survey will be sent to property owners to determine how many people are using the water park facilities. It will be mailed with the election ballots.

ADJOURNMENT

A motion was made by Terry Segura and seconded by Penny Bateman to adjourn the meeting at 7:42 p.m. The motion carried unanimously.

Respectfully Submitted,

Kathy Antwine, Recording Secretary