

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
May 12, 2015**

MINUTES

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

- PRESENT** Woody Baker, Cecilia Elkins, Anthony Ferragamo, Terry Peek, Luana Pirtle, Rick Rector, and Garry Schneider
- ALSO PRESENT** Richard Shafer, Kathleen Romane, Donna Witt, Terry Segura, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- 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 Terry Peek.
- APPROVAL OF MINUTES** The board reviewed the minutes of the April 14, 2015 meeting. A motion was made by Cissy Ekins and seconded by Garry Schneider to approve the minutes as presented. The motion carried unanimously.
- TREASURER'S REPORT** Maggie Ferragamo, Treasurer, provided copies of the Treasurer's Report for the board members. The report included the Balance Sheet as of May 12, 2015, the Profit & Loss April 14 through May 12, 2015, the Profit & Loss January 1 through May 12, 2015, the Customer Balance Summary as of May 12, 2015, and the Profit & Loss Budget vs. Actual January 1 through May 12, 2015. Mrs. Ferragamo reported that the POA has \$179,346.91 in the bank accounts with a Net Income of \$76,844.37. The POA received the Property Tax Appraisal for 2015 in the amount of \$623.26 for 65.62 acres, which includes the common areas and roads in the subdivision. A motion was made by Garry Schneider and seconded by Cissy Ekins to acknowledge receipt of the Treasurer's Report. The motion carried unanimously.
- PUBLIC FORUM**
- 1) Donna Witt requested approval to submit the application for 501c4 status. She said she has received all the documentation for submission and is ready to mail the application.
 - 2) Donna Witt provided information to the board for ways to build a sense of community for the POA to involve more people and help homeowners become invested in their community.
- EXECUTIVE SESSION** The board adjourned the meeting at 6:15 p.m. to move to Executive Session. At the close of the Executive Session, the regular board meeting resumed at 6:25 p.m. Woody Baker reported the decision was made to change the chairman of a board committee.

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COMMITTEE REPORTS

STANDING COMMITTEES:

Architectural Control: Garry Schneider reported that Tilson Homes has begun construction on a home on Valley Oak Drive and the request for the house on Quail Valley Drive has been approved.

Nominating: Garry Schneider said he has been talking to property owners to encourage interest in running for the open board positions in November.

By-Laws: No report

Covenants: Terry Peek reported that a third letter assessing a \$200 fine will be sent to a property owner who is in violation of the covenants.

Roads: The POA has received an invoice from Triple R Contracting in the amount of \$584.38 to pay for spraying the road sides for grass and weeds. A motion was made by Anthony Ferragamo and seconded by Luana Pirtle to pay \$584.38 to Triple R Contracting for spraying. The motion carried unanimously. Mr. Ferragamo reviewed the bids received from Triple R Contracting and Monstar Contractors for road repair. A motion was made by Anthony Ferragamo and seconded by Garry Schneider to approve the bid from Triple R Contracting in the amount of \$5,631.25 to repair potholes and roadsides as needed on POA roads, including Flying L Drive from the tennis courts to Brown Saddle Place. The motion carried unanimously. The contractor provided a bid to repair Flying L Drive from the entrance to the tennis courts. Since this part of the road is the responsibility of the Guest Ranch, the bid will be given to Susan Jenkins.

Mowing: Terry Peek reported that mowing is being done daily due to the rains that have caused the grass to start growing.

Trees: There are two trees that appear to be dying and may need to be removed. One is on Oak Hills Drive and the other is on Knollwood Drive. The tree on Knollwood appears to be located in the road easement area. A contractor will be contacted to check the trees and provide a bid if they need to be removed.

Social Activities: Luana Pirtle provided information on the cost to provide a movie night for POA members and their families. She said the price will range from \$915 to \$1,145, depending on the movie that is selected. Mrs. Pirtle said it is very expensive to provide the movie night and it is not cost effective, since less than 50 people attended last year. A motion was made by Garry Schneider and seconded by Terry Peek to cancel movie night for 2015. The motion carried unanimously. Mrs. Pirtle reminded everyone that the POA Mixer is scheduled for Friday, May 15, 2015 at 6:00 p.m. at the poolside pavilion. If it rains, the group will move into the Legends Room inside the Guest Ranch.

Reclamation of and/or Filing of Liens: No report

OLD BUSINESS

1997 Agreement between Flying L Guest Ranch and Flying L POA: Woody Baker reported that he sent documents to the attorney requesting his opinion on the 1997 Agreement. A conference call was held with the attorney, Andrew York, Anthony Ferragamo, Garry Schneider and Mr. Baker to discuss his opinion on the document. The attorney advised that it was a legal and binding contract signed by Larry Upton and filed in the Court House. The POA is bound to abide by the requirements set forth in the agreement.

Collections Letter: Anthony Ferragamo recommended to the board that the POA wait until 2016 to pursue collection of delinquent accounts. The attorney said the POA can attempt to collect on the accounts, but advised against using an agency. The item will be tabled until the next meeting.

Discontinuation of POA Parking for Campers, RVs, and Trailers: Anthony Ferragamo reported that the POA will not pursue providing a common area on the Ranch for parking campers, RVs and trailers. There is no suitable area for parking at this time. The Guest Ranch does not have a suitable parking area either.

NEW BUSINESS

Code of Ethics: Rick Rector recommended that the POA board members adopt and sign a Code of Ethics for Association Board Members. A motion was made by Anthony Ferragamo and seconded by Rick Rector to accept a Code of Ethics for Association Board Members. The motion failed by a vote of 4-3. A motion was made by Garry Schneider and seconded by Luana Pirtle to table the issue until the next meeting. The motion carried.

Application 501c4 for Non-Profit Status: “Donna Witt reported that she has completed the 501c4 application for Non-Profit Status. She will need a check for \$850 to submit with the application.” Anthony Ferragamo recommended the POA send in the application for 501c4 Non-Profit Status. A motion was made by Garry Schneider and seconded by Luana Pirtle to submit the application for 501c4 Non-Profit Status. The motion carried unanimously.

ADJOURNMENT:

A motion was made by Terry Peek and seconded by Garry Schneider to adjourn the meeting at 7:20 p.m. The motion carried unanimously.

Respectfully Submitted,

Kathy Antwine, Recording Secretary