

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 13, 2016**

MINUTES

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

- PRESENT** Penny Bateman, Cecilia (Cissy) Elkins, Anthony Ferragamo, Terry Peek, and Terry Segura
- ABSENT** Elwood (Woody) Baker and Jay Gainer
- ALSO PRESENT** Richard Rector, Leslie Rector, Donna Witt, Tim Witt, Diane Segura, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** The meeting was called to order at 6:02 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** The minutes were approved electronically by the board on August 9, 2016. Leslie Rector said the minutes did not include the motion and vote to raise dues for two years. The minutes will be amended to reflect the motion and vote.
- TREASURER'S REPORT** Maggie Ferragamo, Treasurer, provided a copy of the Treasurer's Report to the board members. The report included the Balance Sheet as of September 13, 2016; the Profit & Loss January 1 through September 13, 2016; the Profit & Loss August 9 through September 13, 2016; the Check Detail Report August 9 through September 13, 2016; and the Profit & Loss Budget vs. Actual January 1 through September 13, 2016. The POA has collected a total of \$81,625.38 in current and past due fees. There is \$100,600.65 in the bank accounts at Wells Fargo Bank and Texas Hill Country Bank. The income taxes for the POA have been completed. A compilation for 2015 will be done within the week. A motion was made by Terry Segura and seconded by Terry Peek to approve the Treasurer's Report. The motion carried unanimously.
- PUBLIC FORUM** 1) Rick Rector addressed the board regarding his recent request of, ~~among other records,~~ all POA documents pertaining to the culvert and roadwork done in 2001 on Valley Oak Drive **as referenced in the letter he received from the POA attorney.** Rick ~~was upset that~~ **stated that** the board had charged him \$43.00 for labor and copying fees, even though ~~he admitted the POA was following the guidelines prescribed in our Records Production and Copying Policy. He was also angry that~~ he did not receive any records from 2001, ~~which were unavailable because they were too old and had been destroyed in compliance with the POA's Record Retention Policy.~~ Mr. Rector ~~accused the Board of fraud and deceit and demanded~~ **requested** that the Board refund his \$43.00 and produce the records from 2001, ~~he felt the Board was withholding from him. Rick stated that if his demands were~~

PUBLIC FORUM,
(Cont'd.)

~~not met within 72 hours, he would go to the County Attorney with complaints against the Board, and he would file police reports on the two board members that delivered the documents (per his request). Mr. Rector's time expired, and no one else that had signed up for Public Forum was willing to give him their time to continue speaking. The Board took no further action or discussion on this matter, knowing that the POA Secretary and Treasurer had gathered and copied all available requested documents per our Records Production and Copying Policy.~~

2) Leslie Rector spoke to the board about the budget. She suggested the board should cut spending rather than raise dues; review the budget quarterly or annually; and stop spending money on the Amenities Contract and repairing someone else's road. She said the Flying L Resort is trying to dry up the water wells with their demand for water without regard to how it will affect our property values when the wells run dry. Regarding the minutes, she said unless an item is on the agenda, there should be no voting. Last month, in Open Forum the board approved funds for a garage sale, which is a violation of the Texas Open Meetings Act. The community needs to know what the board is doing with their funds. The August minutes did not include discussion about the drainage problem being a safety issue and there was a motion and a second to raise dues for two years, but it was not in the minutes.

COMMITTEE
REPORTS

STANDING COMMITTEES:

Architectural Control: Terry Peek reported that the ACC committee has approved six projects: a pergola on Spanish Grant Circle; a retaining wall to prevent flooding on Spanish Grant Circle; a cedar fence on Knollwood Circle; a patio on Spanish Grant Circle; a fence on Valley Oak Drive; and solar panels on a house on Spanish Grant Circle. A new house will be constructed on Wood View Circle.

Nominating: The annual newsletter will be mailed with the ballots by October 5, 2016. Board members will provide a summary of their committees no later than September 23, 2016.

By-Laws: A summary of changes to the By-Laws and Covenants will be provided to the board before mailing to property owners for their vote.

Covenants: Penny Bateman provided copies of new letters that she developed to use for covenant violations: the Friendly Reminder Letter, the First Violation Letter and the Notice of Fines Letter.

Roads: Anthony Ferragamo reported that the ditch on Valley View has been done and the bid was \$700. The ditch on Valley Oak was completed and the bid was for \$3,400. A motion was made by Terry Segura and seconded by Terry

COMMITTEE REPORTS,
Cont'd.)

Peek to approve payment of \$700 for Valley View and \$3,400 for Valley Oak Drive. Since a little more work needs to be done on the Valley View ditch, the motion was rescinded by Terry Segura. An electronic vote will be taken after a final review of the work is done.

Trees: Terry Segura said there is a dead tree in the common area on Deerwood Circle that needs to be removed.

Mowing: Terry Segura reported that the common areas are being mowed as quickly as possible. Don Bateman agreed to help spray the weeds and grass on the roadsides.

Social Activities: The community wide garage sale has been tentatively scheduled for November 12, 2016. When the date is finalized the property owners will be notified. The board reviewed the information required to assume control of the web site.

Reclamation of and/or Filing of Liens: Information is being compiled and the 209 Notice letters will be mailed to property owners who are more than \$1,000 past due on the fees owed to the POA.

OLD BUSINESS

No Old Business was discussed.

NEW BUSINESS

New Board Members: The following property owners have applied to run for a board position for 2017-2018: Penny Bateman, Liz Lawlis, Kathleen Segura, and Beverly Zuber.

Dues Increase: Vice Chairman, Anthony Ferragamo, reminded the Board of a discussion at the last meeting regarding an increase in annual dues. A motion was made but it could not be voted on and approved because it was not on the agenda for that meeting. Anthony stated that, per the advice of our attorney, if the Board intends to vote on an item of this nature, it must be on the agenda and a 72-hour prior notice must be given to property owners. Penny Bateman said she wants to look at the Covenants to be sure the Board can increase the dues without property owners' approval. This item will be tabled until the next meeting.

Dead Trees in Common Area: Terry Segura presented a bid for \$700 to remove the tree in the common area on Deerwood Circle. A motion was made by Penny Bateman and seconded by Cissy Elkins to approve \$700 to remove the dead tree in the common area on Deerwood Circle. The motion carried unanimously.

NEW BUSINESS,
Cont'd.)

Donna Witt's Unofficial Newsletter: Mr. Ferragamo stated that Mrs. Witt has been publishing information that was not completely factual in her unofficial community newsletters. He further stated that, although the Board has formally asked her to retract specific and false information in her past newsletters, she has refused to do so. Donna was also asked in this formal request to stop making broad, opinionated comments about the POA Board and The Flying L Ranch Resort. The Board discussed how her false and misleading statements, and the negative editorial viewpoint of her newsletters could have damaging effects on the POA and its members, and on the Flying L Ranch Resort, since many of our members do not realize that her newsletter is not condoned by the POA Board. Several board members mentioned that a number of people were especially angered by her September newsletter and had requested to be taken off her email list because of the negative nature of her newsletter. Mr. Ferragamo asked the Board to consider whether the POA should write an official newsletter in order to refute the false information in Donna's newsletters. Penny Bateman suggested that the Board should simply try harder to communicate the correct information through our facebook page and our web site, and let property owners decide what they want to believe of their POA Board members. After considerable discussion between Donna, the Board, and other property owners attending the meeting, it was decided the POA would not print a rebuttal newsletter at this time. If property owners have questions or concerns, they will be encouraged to contact a board member or attend the monthly meetings.

Revised Mission Statement: Anthony Ferragamo submitted a revised mission statement. Penny Bateman said she would like to table the issue at this time and discuss it later.

ADJOURNMENT

A motion was made by Penny Bateman and seconded by Terry Segura to adjourn the meeting at 7:15 p.m. The motion carried unanimously.

Respectfully Submitted,

Kathy Antwine, Recording Secretary