

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
January 20, 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** June Baker, Donna Witt and Kathy Antwine, Recording Secretary
- ABSENT** Cecilia (Cissy) Elkins and Maggie Ferragamo, Treasurer
- CALL TO ORDER** The meeting was called to order at 6:00 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 members reviewed a copy of the minutes from the December 9, 2014 meeting. Anthony Ferragamo requested a change in the last sentence in item #2 under Public Forum: “The board instructed Mr. Jenkins to develop a **mutually beneficial** proposal and present it at the next board meeting.” A motion was made by Anthony Ferragamo and seconded by Luana Pirtle to approve the minutes as amended. The approval was unanimous.
- TREASURER’S REPORT** Maggie Ferragamo, Treasurer, was not able to attend the meeting due to illness. Anthony Ferragamo presented the Treasurer’s Report. Copies of the report were distributed to the board members. The report included the Balance Sheet as of January 19, 2015 and the Profit and Loss Statement as of January 1 through January 19, 2015. The POA has \$58,088.11 in the Money Market at Texas Hill Country Bank; \$37,856.16 in the checking account at Wells Fargo Bank and \$28,689.14 in the CD at Texas Hill Country Bank. The POA has received \$22,300 in 2015 association dues, \$625 for 2014, and \$400 for 2013. The Net Income as of January 19, 2015 is \$22,952.19. The 1099 forms will be mailed to POA contractors on or before January 31, 2015. A motion was made by Rick Rector and seconded by Garry Schneider to include a list of checks issued for the month in the Treasurer’s Report. Motion carried.
- The POA has received correspondence from three property owners regarding their invoices.
- 1) A property owner sent a check for \$550 which is half of the amount owed and asked the board to waive the balance on her account due to concerns about “other people” using her land for their own purposes. A motion was made by Anthony Ferragamo and seconded by Rick Rector to deny the request to waive the fees. Motion carried.

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### **TREASURER'S REPORT, (Cont'd)**

2) A property owner questioned a \$50 late fee on his invoice. A motion was made by Garry Schneider and seconded by Terry Peek to deny the request to waive the late fee. Motion carried.

3) A property owner sent an email informing the board that she has no intention of paying her past due fees in the amount of \$2,340.60. A motion was made by Rick Rector and seconded by Luana Pirtle to send a letter informing the property owner of the penalties involved for non-payment of dues and availability of the payment plan. Motion carried.

4) Garry Schneider said a property owner was charged a late fee that the board voted to waive at the April 8, 2014 board meeting. The late fee will be removed.

### **PUBLIC FORUM**

1) Donna Witt requested the board consider adding a digital directory to the POA web site. She explained that the directory would not be seen by the public and would be password protected. The directory could be updated as soon as corrections, additions and deletions are available and would save money on printing costs. The directory could be printed for those who do not access the internet or prefer a printed copy. Information on the digital directory will be included in the January Newsletter. The name, address, telephone number and email would be included in the directory. Property owners may choose to withhold their telephone number and email.

2) Garry Schneider reported that a property owner who lives on Post Oak is concerned about cars driving across private property. The property owner is allowed to block access to their lot.

### **COMMITTEE REPORTS**

#### **STANDING COMMITTEES:**

**Architectural Control:** Rick Rector said the ACC is required to have two board members on the committee. Terry Peek should be added to the ACC committee.

**Nominating:** No report

#### **AD HOC COMMITTEES:**

**By-Laws:** Rick Rector explained the difference between an Ad Hoc Committee and a Standing Committee. He said all the committees chaired by board members should be designated as Standing Committees, since they are ongoing. Mr. Baker said all of the committees will be designated as Standing Committees. According to the By-Laws, Mr. Rector said the annual budget is supposed to be presented and approved in December. The 2015 budget was presented and approved at the October 14, 2014 meeting. The approval of the 2015 budget will be placed on the agenda for the February meeting. A motion was made Anthony Ferragamo and seconded by Terry Peek to approve the 2015 budget that was presented at the October meeting. Motion carried. Mr. Rector said the By-Laws state that the POA is a non-profit. Mr. Ferragamo said the POA is a corporation that does not make a profit, but is not designated as a 501c3 organization; therefore, the By-Laws do not need to be changed.

**Covenants:** Terry Peek said a property owner sent a letter expressing concern about the condition of her neighbor's property. A violation letter will be sent to the property owner. Another concern was raised about the maintenance and repair of fences. Mr. Peek will check on the fences in question.

**Roads:** Anthony Ferragamo reported that he will be contacting contractors to fill pot-holes and other maintenance as needed. In regard to the cars driving on private property, a motion was made by Anthony Ferragamo and seconded by Garry Schneider to allocate \$200 to fence off the road that is being used illegally. The motion passed with one member voting nay. Mr. Peek will make sure the remaining road signage is installed.

**Mowing:** Terry Peek reported that he has purchased the posts and rails needed to install the fences on each side of the speed bump on Flying L Drive by the tennis courts. He said the mowing has been completed. Mr. Peek expressed his concern about the difficulty of getting two board member signatures on checks. A motion was made by Anthony Ferragamo and seconded by Luana Pirtle to authorize Terry Peek and Luana Pirtle to sign checks. Motion carried.

**Trees:** Woody Baker reported that Rusty Dowda will trim the tree limbs overhanging Antler Circle.

**Social Activities:** Luana Pirtle reported that she has set the dates for the social activities for 2015. More information will be provided later.

**Reclamation of and/or Filing of Liens:** No report

**OLD BUSINESS**

**Mission Statement:** A motion was made by Anthony Ferragamo and seconded by Terry Peek to adopt the mission statement presented by Rick Rector. Motion carried unanimously.

**NEW BUSINESS**

**Flying L Guest Ranch Proposal:** The board discussed the proposal presented by the Ranch. A motion was made by Anthony Ferragamo and seconded by Luana Pirtle to reject the proposal as presented and recommend the allocation of \$1,000 in the budget to contract services provided by the Ranch; such as, road spraying or another mixer, because we value the relationship with the Ranch. The motion carried with one nay. Mr. Baker will schedule a meeting with Susan and Jodie Jenkins to discuss other options.

**ADJOURNMENT**

A motion was made by Luana Pirtle and seconded by Terry Peek to adjourn the meeting at 7:50 p.m. Motion carried unanimously.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary