

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 12, 2016**

**MINUTES**

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

- PRESENT** Elwood (Woody) Baker, Penny Bateman, Cecilia (Cissy) Elkins, Anthony Ferragamo, Jay Gainer, and Terry Peek
- ABSENT** Terry Segura
- ALSO PRESENT** June Baker, Leslie Rector, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** The meeting was called to order at 6:04 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 minutes of the June 14, 2016 meeting were approved electronically by the board on June 20, 2016. The minutes were posted on the web site and at the mail box annex.
- TREASURER'S REPORT** Maggie Ferragamo, Treasurer, distributed copies of the Treasurer's Report to the board members. The report included the Balance Sheet as of July 11, 2016; the Profit and Loss June 15 through July 11, 2016; and the Check Detail Report. The POA has a total of \$198,580.19 in the bank accounts. The invoice for the road repairs will be due soon. We will need to move money from the money market account into the checking account to cover the road repair invoice. A motion was made by Anthony Ferragamo and seconded by Terry Peek to move \$30,000 from the Money Market at Texas Hill Country Bank to the checking account at Wells Fargo Bank
- PUBLIC FORUM**
- 1) Leslie Rector asked when the POA would send the letter with the board's decision regarding the culvert on their property. The letter will probably be mailed by the end of the week.
  - 2) June Baker asked which lot is being purchased for the drainage on the Valley Oak extension. Section 6, Lot 22 was purchased for drainage and the ditch will be dug in the center of the lot to drain off standing water. She asked if the new road has a name. The POA will submit five names and the county will select the name. She asked when cars can drive on the roads that are being repaired. As soon as the rocks have been spread on the oil base, the roads can be driven on.
- EXECUTIVE SESSION** The board adjourned the regular meeting to go into Executive Session at 6:17 p.m. to discuss Legal issues.

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**RESUME REGULAR MEETING**

The regular board meeting resumed at 6:21 p.m. The board discussed a legal matter but no decisions were made.

**COMMITTEE REPORTS**

**STANDING COMMITTEES:**

**Architectural Control:** Terry Peek reported that he has received a request to build a fence. He will talk to the contractor building the house on Creekwood about having a dumpster on the property.

**Nominating:** The Notice of Election to apply to run for a board position for 2017-2018 must be mailed no later than August 5, 2016 to all property owners. Applicants must file no later than September 6, 2016 to be included on the ballot.

**By-Laws:** No report

**Covenants:** There are several property owners who have had boats and trailers on their property for several days. Letters will be sent to property owners who are in violation of the covenants. An email will be sent to all homeowners as a reminder to keep their animals on your property or on a leash.

**Roads:** Anthony Ferragamo said the contractor is currently repairing the roads in Phase 2 and should be finished by Saturday. Large trucks and tractors are prohibited from driving on the new roads until Saturday. Next year the POA will build the new road, sealcoat the asphalt roads and repair pot holes.

During the heavy rains on May 29, 2016, part of the base washed away on the Valley Oak extension. Another layer of base will have to be added before the road can be chipsealed. A motion was made by Anthony Ferragamo and seconded by Terry Peek to approve \$1,500 for base material on Valley Oak. The motion carried unanimously.

Also, the measurement on Oak Hills is incorrect. The contractor failed to check the measurements earlier and it will cost more to repair that road. Since the contractor discovered the error today, he has agreed to repair the road at his cost.

The county has requested the POA submit five names for the new road in Section 15. The following names will be submitted: Antelope Drive, Buckhaven Road, Cactus Trail, Axis Trail and Juniper Lane.

**Mowing:** No report

**Trees:** No report

**Social Activities:** No report

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**COMMITTEE REPORTS,**

**Con't.**

**Reclamation of and/or Filing of Liens:** A motion was made by Terry Peek and seconded by Jay Gainer to send the "Notice of Past Due Assessment" letter to property owners who owe \$1,000 or more in past due fees. The motion carried unanimously.

**OLD BUSINESS**

**Liability Insurance for Mowing Contractor:** There is a concern that the mowing contractor does not have any liability insurance. At the next meeting the board will review the options available for liability insurance.

**NEW BUSINESS**

**Liability Insurance for Board Members:** This item will be tabled until the next meeting.

**Drainage Ditch:** Jay Gainer reported that she has met with an engineer to evaluate a solution to the flooding issue in Section 12 by Flying L Drive. Since all the lots are privately owned, there is no common area to redirect the flow of the water. The board will discuss the options available at the next meeting.

**Mentoring Program for New Board Members:** Penny Bateman suggested the POA develop a mentoring program for new board members. After considerable discussion, it was decided that past board members will explain the process that has been used by the chairman of each committee, so that new board members will be familiar with the procedures.

**ADJOURNMENT**

A motion was made by Terry Peek and seconded by Penny Bateman to adjourn the meeting at 7:30 p.m. The motion carried unanimously.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary