

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 14, 2016**

**MINUTES**

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

- PRESENT** Elwood (Woody) Baker, Penny Bateman, Anthony Ferragamo, Jay Gainer, and Terry Segura
- ALSO PRESENT** June Baker, Leslie Rector, Mark Gainer, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- ABSENT** Cecilia (Cissy) Elkins and Terry Peek
- 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 Segura.
- APPROVAL OF MINUTES** The minutes of the May 10, 2016 were approved electronically by board members on May 26, 2016. The minutes of the May 31, 2016 Special Meeting were also approved electronically on June 6, 2016. A motion was made by Anthony Ferragamo and seconded by Penny Bateman to approve the minutes of the May 5, 2016 Special Meeting. The motion carried unanimously.
- TREASURER'S REPORT** Maggie Ferragamo, Treasurer, provided copies of the Treasurer's Report to all board members. The report included the Balance Sheet as of June 13, 2014; the Profit & Loss May 11 through June 13, 2016; the Profit & Loss April 12 through May 10, 2016 and the Check Detail Report. The POA has a total of \$196,449.08 in the checking accounts. A total of \$7,112.86 has been collected for Association Dues. She reported the tax report has been completed and mailed. The CPA will do a compilation of the books after he returns from his vacation.
- PUBLIC FORUM** Leslie Rector asked when the board would make a decision about the culvert on their property. Mr. Baker said they would be receiving a letter indicating the board's decision as soon as possible.
- COMMITTEE REPORTS** ***STANDING COMMITTEES:***
- Architectural Control:** Due to the absence of Terry Peek, Penny Bateman reported that the plans for Philip Acton's house have been approved. His house will face the new road that will be built later.
- Nominating:** No report

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### COMMITTEE REPORTS,

(Cont'd.)

**By-Laws:** Penny Bateman said the workshop to review and revise the By-Laws and Covenants will be scheduled in July.

**Covenants:** Woody Baker said he has noticed several homeowners who have boats and utility trailers on their property. Letters will be sent to the property owners in violation of the covenants.

**Roads:** Anthony Ferragamo reported that the chip-sealing has been put on hold for a while due to the rain and the difficulty getting the rock needed to complete the road work. As soon as the rest of the materials are delivered, the work will be done. The POA has not been able to hire an engineer to evaluate the flooding issues caused by water runoff and what can be done to correct the problem. He said this is a community issue and a solution is needed to insure all roads are passable in the event of a medical emergency. Toward the end of the year, the POA will arrange for a survey to determine the length of the new road (Cedar Trace), where it should be built, and any drainage issues that will be needed. When the specs have been determined, bids will be submitted to contractors and sealed bids will be opened in a board meeting.

**Mowing:** Terry Segura said a workshop will be planned to decide how the POA will proceed regarding mowing vacant lots. As soon as everything is dry, the roadsides will be sprayed with the herbicide to prevent the growth of grass and weeds into the roadway. Rusty is working on mowing all the common areas.

**Trees:** Terry Segura said Rusty will remove small branches and limbs on trees close to Flying L Drive.

**Social Activities:** Jay Gainer reported that the Mixer held on Friday, May 13, 2016 was a success. The property owners who attended enjoyed the potluck meal that was provided. Mrs. Gainer said the POA made \$397.00 from the Silent Auction and would like permission to use this money to buy a projector for social activities, as well as meetings. It could be used for viewing photographs at the meeting, power point presentations and playing games at the mixers.

**Reclamation of and/or Filing of Liens:** The POA has received a Section 209 form letter from the attorney that will be sent to property owners who owe more than \$1,000 in past due fees. The letter informs the property owner of the action the POA will take if the account is not paid in full, or arrangements made to initiate a payment plan within thirty days. If nothing is done, the attorney will send a second letter informing the property owner that a lien will be filed against their property. Further action will be determined later.

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**OLD BUSINESS**

**Grissom Contract:** The POA has negotiated the purchase of a lot in Section 6 from Mr. and Mrs. Edwin Grissom for \$2,000.00. A contract for the purchase of Lot 22 in Section 6 will be completed and sent to Mr. and Mrs. Grissom for their signatures.

**NEW BUSINESS**

None

**ADJOURNMENT**

A motion was made by Anthony Ferragamo and seconded by Penny Bateman to adjourn the meeting at 6:50 p.m.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary