

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
September 8, 2015**

MINUTES

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

- PRESENT** Cecilia Elkins, Anthony Ferragamo, Terry Peek, Luana Pirtle, Rick Rector, and Garry Schneider
- ALSO PRESENT** Donna Witt, June Baker, Terry Segura, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- ABSENT** Woody Baker
- CALL TO ORDER** The meeting was called to order at 6:05 p.m. by Garry Schneider, Vice-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 June 9, 2015 meeting. The minutes were approved as reviewed.
- TREASURER'S REPORT** Maggie Ferragamo, Treasurer, distributed copies of the Treasurer's Report to all board members. The report included the Balance Sheet as of September 7, 2015; the Profit & Loss January through December 2015; Profit & Loss June 9 through September 7, 2015; the Profit & Loss Budget Overview January through December 2015; and the Check Detail June 8 through September 7, 2015. The POA has a total of \$179,792.49 in the checking and savings account. The report shows a Total Income of \$97,169.36, Total Expenses of \$26,118.98 for a Net Income of \$71,050.38.
- Mrs. Ferragamo said she has received a letter from a property owner who purchased a lot on which there were past due fees owed by the previous owner. Since the title company did not collect the money at closing, she is requesting the board waive the late fees of \$100. A motion was made by Rick Rector and seconded by Terry Peek to forgive the \$100 late fees. The motion was approved unanimously. She also reported that a property owner who was sending \$25.00 per month to pay his past due fees has died. The property was inherited by his brother who is unable to pay the balance at this time. A motion was made by Rick Rector and seconded by Anthony Ferragamo to offer a payment plan over 18 months, with monthly payments of \$48.61, including annual dues. The motion carried unanimously. A motion was made by Terry Peek and seconded by Luana Pirtle to accept the Treasurer's Report as revised. The motion carried unanimously.

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PUBLIC FORUM

1) June Baker reported that Woody Baker has had four major surgeries since June 24th. He is improving daily and may be able to go home within the next few weeks.

2) Donna Witt reported that the IRS has provided a questionnaire to help businesses identify employees vs. contracted services. She said she believes that the recording secretary and treasurer should be paid as employees rather than contracted services. The change would be done in 2016. A motion was made by Anthony Ferragamo and seconded by Luana Pirtle to review the document and table it to the next meeting. The motion carried unanimously.

COMMITTEE REPORTS

STANDING COMMITTEES:

Architectural Control: Garry Schneider reported that one home has been completed and there are three houses under construction at this time. The plans were approved for another home, but the survey has not been received. Two pergolas, one patio with a wall, one roof, and four fences have been approved for construction.

Nominating: The board members were informed that five applications have been received from property owners who are interested in running for the board. The annual meeting is scheduled for Saturday, November 7, 2015 at 10:00 a.m. Board members were asked to provide information on their committees to be included in the annual newsletter. The newsletter and ballot will be mailed no later than October 5, 2015. A motion was made by Anthony Ferragamo and seconded by Terry Peek to approve up to \$300 to print the annual newsletter. The motion carried unanimously.

By-Laws: No report

Covenants: Terry Peek reported that the property owner has still not corrected the issues on the property on Creekwood Drive. Another letter will be sent. A board member asked if a property owner had been contacted about an RV that has been parked in his yard for several months. Mr. Peek will check on it.

Roads: Mr. Ferragamo reported that the road to the new house on Valley Oak will not be built until the house is completed. He has received a request to make a turnaround at the end of the road to prevent cars turning in yards. A speed bump warning sign needs to be moved to the telephone pole on Spanish Grant to prevent the property owner from backing into the pole. The owner who lives on Saddlewood Drive said water park customers are using his driveway to get to a parking area for the water park. He has requested a "No Thru Traffic" sign on his road. A motion was made by Anthony Ferragamo and seconded by Luana Pirtle to reimburse the property owner up to \$100 to purchase a cone and a "Not a Thru Street" sign. Motion carried with one member abstaining.

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COMMITTEE REPORTS,

(Cont'd.)

A motion was made by Anthony Ferragamo and seconded by Luana Pirtle to spend \$100 to purchase replacement signs for the speed bump warning sign on Flying L Drive and a speed limit sign on Oak Hills Drive. The motion carried unanimously.

Mowing: Mr. Peek said that Rusty Dowda is mowing lots as requested. Mr. Rector expressed his concern about lots being mowed that have not been paid for by the property owner. The issue will be placed on the agenda for the next meeting. Mr. Peek said the tractor is in need of some major repairs. He will get bids to make the repairs. The issue will be placed on the agenda for the October meeting.

Trees: Mr. Peek reported a tree needs to be removed on Knollwood Drive. He has received a bid of \$800 to remove the tree and carry off the wood.

Social Activities: Mrs. Pirtle said the POA Golf Tournament will be held on October 3, 2015 at 12:30 p.m. Property owners who would like to play can sign up in the Pro Shop. The entry fee is \$20.00 per person and the format is a 4-person scramble. The POA Picnic will be held on Saturday October 10, 2015 at 1:00 p.m. The POA will provide the meat and drinks. Property owners are asked to bring a side dish to share. A survey on the use of the Amenities Package will be sent to property owners with the Annual Newsletter.

Reclamation of and/or Filing of Liens: No report

OLD BUSINESS

501c4 Acceptance Letter for Non-Profit Application: Donna Witt reported that the 501c4 Non-Profit Application has been accepted. The POA is now eligible for a nominal rate for property taxes which has resulted in a little over \$300 savings. The biggest opportunity for saving money is the state sales tax exemption. The POA will not have to pay sales tax on anything that is purchased except automobiles. She recommended that the protected board documents be placed on the web site, so the forms would be readily available to whoever needs it. The POA is now exempt from federal income tax and may be able to get a refund on the taxes that were just paid. The POA may also be able to save money on bulk mailings.

NEW BUSINESS

Consider Bid for Removal of Tree: A motion was made by Terry Peek and seconded by Luana Pirtle to approve the bid for \$800 to remove the tree. The motion carried unanimously.

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NEW BUSINESS,

(Cont'd.)

84th Legislative Laws Enacted for HOA/POAS: A list of the policies that were enacted by the 84th Legislature were provided to the board members. The policies will be written and filed in the court house. The By-Laws will then need to be updated to include the new policies.

ADJOURNMENT: A motion was made by Anthony Ferragamo and seconded by Luana Pirtle to adjourn the meeting at 7:50 p.m. The motion carried unanimously.

Respectfully Submitted,

Kathy Antwine, Recording Secretary