

**FLYING L RANCH PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
June 13, 2017**

MINUTES

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

- PRESENT** Penny Bateman, Bob Bashaw, Liz Lawlis, Jamie Murray and Donna Witt
- ABSENT** Dan Chapa and Matt Haecker
- ALSO PRESENT** Marilyn Dawson, Liz Koeninger, Leslie Rector, June Baker, Austin & Amanda Christenson, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** Penny Bateman, Chairman, called the meeting to order at 7:07 p.m. There being a quorum, the meeting proceeded.
- INVOCATION** The invocation was given by Penny Bateman
- APPROVAL OF MINUTES** The minutes of the May 9, 2017 meeting were approved electronically on June 1, 2017.
- TREASURER'S REPORT** Maggie Ferragamo provided copies of the Treasurer's Report to the board members. The report included the Balance Sheet as of June 13, 2017; the Profit & Loss January 1 through June 13, 2017; the Profit & Loss May 9 through June 13, 2017; the Profit & Loss Budget vs. Actual January 1, through June 13, 2107; and the Check Detail Report May 9 through June 13, 2017. There is \$168,833.15 in all the bank accounts. The POA has collected \$83,793.85 in association dues for 2017, for a total of \$90,486.25. She reported that the POA has received \$6,150.25 for Amenities passes purchased by property owners. The Total Income as of June 13, 2017 is \$103,969.88; Total Expenses are \$23,807.71; for a Net Income of \$80,162.17.
- PUBLIC FORUM**
- 1) Marilyn Dawson thanked the board for their service. She said she was concerned about the approval of construction projects recently. She said the covenants are vague and the interpretation of the requirements can be very subjective. She recommended the board revise the covenants to be more specific about attachments to the home because, when approval is given, it sets a precedent for future requests. She also mentioned the requirement for a minimum of two trees on every lot.
 - 2) Leslie Rector asked why there are three checks missing from the Check Detail Report. Ms. Ferragamo explained that the checks have not been used yet.

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COMMITTEE REPORTS

STANDING COMMITTEES:

Architectural Control: A request for a courtyard fence has been approved and plans for a new house have been received, but not reviewed yet.

Nominating: No report

By-Laws: The committee will meet this week.

Covenants: No report

Roads: Jamie Murray provided information on the roads project. The project will include chip sealing Spanish Grant, Spring Creek, Wood View, Tawny Oak, and Shady Oak; sealing cracks on POA asphalt roads; and repairing pot holes with a hot patch. The Finance Committee has recommended approval of the roads project. A motion was made by Liz Lawlis and seconded by Donna Witt to accept the bid for \$44,815.00 from JC Paving, less the patch on Quail Valley. The motion was approved unanimously. A bid will be requested for a speed bump on Fairway Drive. The PUD will pay to repair the cuts in the road on Quail Valley and Brown Saddle.

Mowing: Penny Bateman reported that letters were sent to several property owners advising them to clear the cactus and debris so the lots can be mowed. She has received bids from several companies who would provide this service to clean up the common areas. Another letter was sent to all property owners advising them to mow their lots if needed. She is planning to identify the overgrown lots and send a letter offering to mow the lot and invoice the owner \$25, if approval is given.

Trees: Mrs. Bateman said there are some nice trees in the common areas that need to be trimmed and ball moss removed. A proposal will be presented at the next meeting to put money in the budget for 2018

Social Activities: No report

Web Site: No report

Finance Committee: The members of the Financial Committee are: Bob Bashaw, Chairman, Liz Lawlis, Larue Bashaw, and Austin Christensen. The responsibilities of the committee will be to provide financial input to the board on the budget, review the Annual Audit of Association Records and review the Reserve Study. A Reserve Study is needed but the POA cannot afford it at this time; however, it can be developed over time by long range planning for future needs. The goal will be to build up the Reserve so money will be available for those needs, as well as unexpected expenses. Larue Bashaw will meet with Maggie Ferragamo to reconcile the bank accounts the first of each month.

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Finance Committee, (Cont'd.) The committee will meet the week before the board meeting to review the monthly expenditures before approved and provide financial input as needed.

OLD BUSINESS

Purchase Additional Package Mail Box: After considerable discussion, the board decided not to purchase an additional package mail box due to the excessive expense.

Purchase “Dead End” Sign for Quail Valley: A motion was made by Liz Lawlis and seconded by Bob Bashaw to purchase a “dead end” sign for Quail Valley. The motion was approved unanimously.

Amenities: Liz Lawlis said she has received eight additional Amenities packages. A check will be sent to the Flying L Resort for \$100 for their share of the cost. The POA has collected \$5,905.00 and four more will be coming in. The applications will be used to update the email data base so that a reminder can be sent out for renewal next year. The vehicle permits will be issued to homeowners who did not purchase the Amenities package. This sticker will be useful to identify vehicles at the dumpsters.

Election of Executive Secretary: A motion was made by Liz Lawlis and seconded by Donna Witt to elect Bob Bashaw to be the Executive Secretary of the board. The motion carried unanimously.

NEW BUSINESS

Section 17, Lot 19N: The property owner has died and his family has offered to give the lot to the POA. The board has no use for the lot and is not interested in accepting it at this time.

**EXECUTIVE
SESSION**

The board adjourned the regular meeting to go into Executive Session at 8:40 p.m. to discuss the lawsuit filed against the POA and property liens.

**RECONVENE
REGULAR
MEETING**

The regular board meeting reconvened at 9:15 p.m. During Executive Session the board discussed the ongoing law suit and liens. A new process will be set up for tracking past due payments and late fees in order for liens to be filed in a timely manner.

ADJOURNMENT

A motion was made and seconded to adjourn the meeting at 9:18 p.m. The motion passed.

Respectfully Submitted,

Kathy Antwine, Recording Secretary