

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 11, 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, Terry Peek and Terry Segura
- ABSENT** Jay Gainer
- ALSO PRESENT** Donna Witt, Rick Rector, Liz Koeninger, Leslie Rector, J.D. Upchurch, Richard Shafer, Janice Shafer, Beverly Zuber, June Baker, Chris & Amy Molnar, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** The meeting was called to order at 6:10 p.m. by Chairman, Woody Baker. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Terry Peek.
- APPROVAL OF MINUTES** The board reviewed the minutes from the September 13, 2016 meeting. A motion was made by Penny Bateman and seconded by Terry Peek to accept the minutes as presented. The motion carried unanimously.
- TREASURER'S REPORT** Maggie Ferragamo, Treasurer, provided a copy of the Treasurer's Report to the board members and property owners present. The report included the Profit & Loss September 13 through October 11, 2016; the Profit & Loss January 1 through October 11, 2016; the Balance Sheet as of October 11, 2016; the Check Detail Report September 13 through October 8, 2016; and the Profit & Loss Budget vs. Actual January 1 through December 2016. There is a total of \$93,223.79 in the bank accounts at Wells Fargo Bank and Texas Hill Country Bank. The Total Income is \$87,759.28 and Total Expenses are \$159,466.16 for a Net Income of \$-71,706.88. The negative amount is due to the roads project that was done this year. The CPA for the POA, Gregory Seibert has completed the 2015 Financial Statement. A motion was made by Terry Peek and seconded by Terry Segura to accept the Treasurer's Report. The motion carried unanimously.
- PUBLIC FORUM**
- 1) Woody Baker informed Rick and Leslie Rector that the board has been advised by the attorney to not discuss the culvert issue at the board meeting. Any further questions will go through the attorneys.
 - 2) Rick Rector said the September 13, 2016 minutes were approved, but the date is incorrect. It was explained that the minutes are approved the following meeting. Mr. Rector also said there were comments in the minutes from the September 13, 2016 minutes that were not said by him.

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PUBLIC FORUM,

(Cont'd.

3) J. D. reported that a property owner has applied to replat his property in Section 10, but the PUD was not advised. He requested the POA notify the PUD in writing, since this may involve building over underground water and sewer pipes. He also expressed a concern over the trash around the PUD building that is caused by homeowners feeding feral cats in the area.

EXECUTIVE SESSION

The board canceled the Executive Session.

COMMITTEE REPORTS

STANDING COMMITTEES:

Architectural Control: Penny Bateman said she had received one new application for a fence and an application will be received soon for a porch cover. A motion was made by Terry Peek and seconded by Cissy Elkins to defer the appointment of a PUD representative for the ACC. The motion carried unanimously.

Nominating: The Annual Newsletter and Ballot for the board member election will be mailed to all property owners on October 12, 2016. The absentee ballots are due to be returned on November 3, 2016.

By-Laws: The amendment ballot to change the date of the Annual Meeting from November to January will be mailed with the newsletter and ballot. The amendment ballot is to change the annual meeting date from November to January. If approved, there will be no annual meeting in January 2017 and the board members terms will be extended until the annual meeting in January 2018.

Covenants: Penny Bateman said most of the properties that had boats, trailers, etc. have been cleaned up and the fence that was out of compliance is almost finished. She said she has started a list of vacant lots that need to be mowed and will work with Terry Segura to notify property owners. Mrs. Bateman said the Texas Homeowners Association web site has legal compliance software that is online that was developed by our attorney. It includes a searchable online version of his book. The fee is \$50 per month and there is no contract. A motion was made by Anthony Ferragamo and seconded by Terry Segura to purchase the software and two copies of his book. The motion carried unanimously.

Mowing: Terry Segura said the POA will set up a system to get properties mowed that are out of compliance. A concern was raised that the Ranch is no longer mowing grass on the golf course that borders property owners' lots. The Ranch will be notified.

Trees: Terry Segura reported that there are three or four common areas that cannot be mowed due to stumps, cactus, and bushy trees. He wants to add money in the budget for 2017 to clean up the common areas so they can be mowed and trimmed easily.

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COMMITTEE REPORTS,

(Cont'd.)

Roads: No report

Social Activities: The POA has scheduled the following social activities for property owners: POA Picnic - Saturday, October 15, 2016 at 1:00 p.m. at the poolside pavilion; POA Golf Tournament – Sunday, November 6, 2016; and POA Community Garage Sale – Saturday, November 12, 2016

Reclamation of and/or Filing of Liens: Letters have been sent to eleven property owners who owe over \$1,000. The return receipt has been received for five letters. One letter was returned with no forwarding address.

AD HOC COMMITTEES:

Web Site: John Goode provided information on developing a new web site, if the board decides to proceed. Chris Molnar said he would be interested in working with the POA to develop and maintain a web site. He is currently hosting web sites that he has developed. He said the board can review a site he has developed and recommended they check it out: www.paseoswart.org.

OLD BUSINESS

Electronic Vote to Pay Contractor for Road Work: A motion was made by Anthony Ferragamo and seconded by Woody Baker to approve payment to the contractor for the trenches he has completed: \$3,400 for Valley Oak Drive and \$700 for Valley View Drive. The motion was approved by electronic vote on September 30, 2016.

Electronic Vote to Adopt Ethics Policy: A motion was made by Penny Bateman and seconded by Anthony Ferragamo to develop a Code of Ethics Policy. The motion was approved by electronic vote on October 4, 2016. The purpose of the policy is to ensure that no one contacts the attorney without discussing it with the chair or vice-chair and notifying the treasurer of the time spent to verify invoices received from the attorney.

NEW BUSINESS

Dues Increase for 2017: A motion was made by Penny Bateman and seconded by Terry Segura to increase the annual dues assessment by 10% to \$137.00 per lot for 2017. The motion carried unanimously. This is the first increase since 2008. The assessments ranged from \$80 per year in 2003 to \$137 in 2017, which equates to approximately a four percent rate of inflation.

Brief Lesson on Email Thread and Conversations: Penny Bateman recommended that if board members reply to emails and address something different than the subject indicated, they should start a new email with the new subject being addressed. The subject can be searched and will locate all emails under that subject.

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NEW BUSINESS,

Cont'd.)

Brief Discussion of Robert's Rules with Handouts: Penny Bateman recommended the board schedule a short workshop on Robert's Rules. More information will be provided later.

ADJOURNMENT

A motion was made by Terry Segura and seconded by Terry Peek to adjourn the meeting at 7:15 p.m. The motion carried unanimously.

Respectfully Submitted,

Kathy Antwine, Recording Secretary