

**FLYING L RANCH PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 11, 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 Witte
- ALSO PRESENT** Dan Chapa, Austin & Amanda Christensen, Matt Haecker, Casey Fabela, Liz Koeninger Glen McComb, Garey Pack, Phillip Jaeger, Amy & Chris Molnar, Leslie Rector, Diane Segura, Kim Sullivan, Terry Segura, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** The meeting was called to order by Penny Bateman, Chairman, at 7:05 p.m. There being a quorum present the meeting proceeded.
- INVOCATION** The invocation was given by Penny Bateman.
- APPROVAL OF MINUTES** The minutes of the March 7, 2017 meeting were approved electronically by the board members on April 1, 2017.
- 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 April 11, 2017; the Profit & Loss March 9 through April 11, 2017; the Profit & Loss January 1 through April 11, 2017 and the Profit & Loss Budget vs. Actual January 1 through April 11, 2017. The POA has a total of \$169,970.73 in all bank accounts. The total association dues collected is \$82,010.25, of which \$77,341 is 2017 dues. The Total Income for the year is \$87,243.04; Total Expenses are \$5,943.29, for a Net Income of \$81,299.75.
- Mrs. Ferragamo said the CPA is working on the taxes for 2016, which are due to be filed by May 15, 2017. Two property owners have requested payment plans which will be discussed in the Executive Session.
- PUBLIC FORUM**
- 1) Liz Koeninger said our community is made up of a diverse group of families and the board is trying to make the decisions for everyone. She suggested that everyone be courteous and treat others with respect.
  - 2) Leslie Rector said she wanted to remind the board that the roads are almost a year old and the warranty will expire at that time.
  - 3) Kim Sullivan said her family has enjoyed the amenities that have been provided by the POA for the past three years. The amenities package adds value to the homes in the community, as well as providing enjoyment to the families. She encouraged the board to renew the contract for the amenities.
  - 4) Dan Chapa said he has applied for the open position on the board. He said the amenities package was a major factor when they decided to build in the Flying L. The board should consider a multi-year package.

## FLRPOA MINUTES

Page 2

April 11, 2017

5) Matt Haecker said he has owned property in the Flying L for 19 years and served on the board a few years ago. He knows there are some people who do not use the amenities, but there are things that the POA should do for the betterment of the Ranch, and the price is a bargain. Matt said he has also offered to fill the open position on the board.

### COMMITTEE REPORTS

#### STANDING COMMITTEES:

**Architectural Control:** A fence has been approved.

**Nominating:** No report

**By-Laws:** Donna Witt is working on the updates for the By-Laws to insure they are in accordance with current state law.

**Covenants:** There are a few violations for a trailer and two boats. Letters will be sent if they are not resolved this week. There is also an issue with a six foot fence that will be addressed.

**Roads:** Jamie Murray will assume chairmanship of the Roads Committee. The committee will evaluate the roadwork needed and make recommendations for the bids that will be sent to the contractors. The Finance Committee will be involved with the bid selection.

**Mowing:** Bob Bashaw said Rusty is mowing the roadsides and the mail box area. Don Bateman is spraying the weeds and grass along the roadsides.

**Trees:** There is an overhanging tree on Oak Hills Drive that needs to be trimmed due to a safety issue. There are also two trees on Valley Oak that need to be trimmed, one is a property owner's tree, and the other is on the Ranch property. He is checking with contractors to trim the trees.

**Social Activities:** The Community Yard Sale is scheduled for April 22, 2017. There may not be as many property owners who will have things for sale. The POA Silent Auction and Pot Luck will be held on Friday, May 19, 2017.

**Web Site:** No report

**Reclamation of and/or Filing of Liens:** A list of property owners will be developed to determine the liens that need to be filed. Donna Witt participated in a webinar on Collections and Finance for POA's. She said there are collections steps that property management companies use to collect past due accounts. They suggested filing a notice of lien in the public records in an area where the owners live that are behind in their dues, in lieu with filing with the three credit bureaus. This can be done before going to a lawyer. The next step would be mailing a letter with a copy of the recorded notice of lien to the owner.

## FLRPOA MINUTES

Page 3

April 11, 2017

**Reclamation of and/or Filing of Liens, (Cont'd.):** The Lien Claim Affidavit can be used by the POA to designate the secretary as attorney in fact for the purpose of filing a lien claim against the property owner. The Limited Power of Attorney will be used to name the secretary as the attorney in fact. When the notice of lien is filed with the County, it goes to all the credit bureaus and goes on their credit record. These steps may prevent having to pay an attorney to collect the past due funds.

### **OLD BUSINESS**

**Review POA Insurance:** Donna Witt met with the POA State Farm Insurance agent. She reports that the Directors and Officers Insurance is an inclusive policy within a comprehensive State Farm Homeowners' Association package. D&O annual current cost is \$150.

- 1) There is no deductible for the liability section or D&O endorsement.
- 2) The business liability and D&O endorsement pays sums the POA is legally obligated to pay as damage due to "bodily injury," "property damage," or "personal and advertising injury."
- 3) Stand-alone D&O policies are more expensive, averaging \$900 and up, but afford the POA with FULL protection in case of a lawsuit. She will research the cost of stand-alone D&O policies for another meeting.
- 4) Homeowners insurance does not offer protection from a decision made as a member of a Board.

**Auxiliary Structures:** Current policy covers one mail box hut valued at \$2,800 with a \$1,000 deductible. The Board will update the current replacement cost of both mail huts and all mail and package boxes and report the revised amount to our insurance agent.

### **NEW BUSINESS**

**Board Member Resignation:** A motion was made by Donna Witt and seconded by Jamie Murray to accept Kathleen Segura's resignation from the board. There were two ayes and two nays. The chairman, Penny Bateman broke the tie, voting for the motion. The motion carried.

**Appoint New Board Member(s):** A motion was made by Liz Lawlis and seconded by Bob Bashaw to appoint Matt Hacker and Dan Chapa to fill the open positions on the board. The motion carried unanimously.

**Form New Financial Committee:** The board will form a Financial Committee to review all expenditures and approve them before bringing the Treasurer's Report to the full board.

**Amenities:** The amenities contract proposal has been given to Jody and Susan Jenkins. The contract is a two-part package. The first part is to be long term for use of the open areas of the Ranch: the creek side, the park, basketball and tennis courts, and the quiet pool. The other part is a water park pass where the board would pay a base price and the homeowner who wants to use it would purchase a pass at a reduced price that would allow them use of the water park during the season. They have not responded with a counter proposal at this time.

**FLRPOA MINUTES**

**Page 4**

**April 11, 2017**

**Lot 25 in Section 6:** Liz Lawlis said a property owner has offered to gift his property (Lot 25 in Section 6) to the POA in exchange for his past due homeowner's fees. There are no past due taxes on the property. The lot is located in a flood drainage area and cannot be built upon. More information will be presented at the next meeting.

**ADJOURN TO  
EXECUTIVE  
SESSION**

The board adjourned to Executive Session at 8:25 p.m. to discuss Contract Negotiations and Legal Issues.

**RE-ADJOURN  
TO REGULAR  
MEETING**

Following the Executive Session, the board re-adjourned to the regular board meeting at 9:25 p.m.

**Contract Negotiations:**

1) The board discussed payment plans for two property owners. The Treasurer will adjust the terms of one contract and the board approved the other contract as presented. A vote was not necessary.

2) The two-part Amenities Package Contract that was proposed to Jody and Susan Jenkins was discussed. Since the Jenkins' have not made a decision or countered the POA's proposal, no decisions were made.

**Legal Issue:** The board discussed a lawsuit filed against the POA by resident property owners regarding a drain pipe under the road in front of their property. The board has filed a claim with the POA's insurance carrier and an attorney has been assigned to defend the POA. No decisions were made.

**ADJOURNMENT**

A motion was made by Liz Lawlis and seconded by Bob Bashaw to adjourn the meeting at 9:30 a.m. The motion was approved unanimously.

Respectfully Submitted,

---

Kathy Antwine, Recording Secretary