

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
March 8, 2016**

**MINUTES**

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

- PRESENT** Woody Baker, Penny Bateman, Cecilia (Cissy) Elkins, Anthony Ferragamo, Jay Gainer, Terry Peek, and Terry Segura.
- ALSO PRESENT** June Baker, Leslie Rector, Donna Witt, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** Woody Baker, Chairman, called the meeting to order at 6:00 p.m. There being a quorum present, the meeting proceeded.
- INVOCATION** Terry Peek gave the invocation.
- APPROVAL OF MINUTES** After a review of the minutes from the February 9, 2016 meeting, a motion was made by Penny Bateman and seconded by Jay Gainer to accept the minutes as presented. The motion carried unanimously.
- TRESURER'S REPORT** Maggie Ferragamo, Treasurer, distributed copies of the March Treasurer's Report. The report included the Balance Sheet as of March 8, 2016; Profit & Loss February 9 through March 8, 2016; Profit & Loss January 1 through March 8, 2016; the check detail; and the Customer Contact List as of February 24, 2016. The POA has a total of \$205,613.43 in the checking and savings accounts and has received \$24,100.00 for 2016 dues. The Net Income for 2016 is \$53,724.66.
- 1) Mrs. Ferragamo said she had received a request to reduce the late fees on a past due account. The owner died two years ago and the heir has had severe medical issues since then. A motion was made by Penny Bateman and seconded by Terry Segura to reduce the late fees to \$100 if the balance of the amount due is paid within thirty days. The motion passed with one nay.
- 2) In an old lawsuit with the Flying L Ranch there was a list of lots that were abated. Trey West bought some of the lots and the rest went to 7-11 Ranch. Trey West has purchased the lots from 7-11 Ranch and now owns all seventeen of the abated lots.
- PUBLIC FORUM** Leslie Rector addressed the board on two issues:
- 1) She said she had a question about the abated lot, but it was discussed by the board during the Treasurer's Report.
- 2) She said the POA has illegally blocked Coker Road. She provided a picture showing the road in the original plat, but the POA will not complete the road beyond the house on the corner until more houses are built in that section.

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### **EXECUTIVE SESSION**

The board adjourned to Executive Session at 6:22 p.m. to discuss:

- 1) Legal issues,
- 2) Matters involving the privacy of individual owners/lien enforcement, and
- 3) Matters requested to remain confidential by affected parties.

### **RE-ADJOURN BOARD MEETING**

The regular board meeting was re-adjourned at 7:00 p.m. The board discussed a legal matter, matters involving the privacy of individual owners/lien enforcement and matters requested to remain confidential by affected parties. No official action was taken or decisions made.

### **COMMITTEE REPORTS**

#### **STANDING COMMITTEES:**

**Architectural Control:** Terry Peek said the committee has received three requests. A new home will be built on Creekwood, a property owner will build a sunroom on their home and an owner is planning to build a deck on the back of their home. All of the applications have been approved.

**Nominating:** Jay Gainer said she is looking for property owners who would be interested in running for the board. She requested recommendations from other board members.

**By-Laws:** Penny Bateman said the revision of By-Laws and Covenants will be a major task. The recommendation was made to select several property owners to work on a committee to make the changes and then submit the information to the attorney for approval. Anthony Ferragamo and Donna Witt volunteered to help on the committee. Mrs. Bateman also recommended the board develop a bid policy for large expenditures. She said she would like to have a board workshop to review the rules of order for meetings and communication between board members. Terry Peek volunteered to present a workshop for all the members.

**Covenants:** No report

**Roads:** Anthony Ferragamo said he has received two final bids on the second part of the roads project. Construction will start on the first phase the last week of March or first week of April, weather and contractor contingent. The bid #879 for the second phase of the road work on eight roads is \$89,940. The bid #895 in the amount of \$17,400 is to repair the pot holes on the "S" curve on Flying L Drive. The pot holes will be cut out, sprayed with tar and patched. The entire road will then be covered with two inches of chip seal. Since the road is asphalt and the repair is chip seal, there will be a two inch bump, and chips will break free over time. It is necessary to chip seal large portions of the road, rather than just the "S" curve, because transitioning from an asphalt hard surface to chip seal on a curve could be a hazard to speeding vehicles. The total for both bids would

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### COMMITTEE REPORTS,

(Cont'd.)

be \$107,340.00, if approved. The Flying L Ranch is not able to help with the road repairs at this time. When Phase 1(\$29,225) is completed a Road Workshop will be scheduled to review the work that was done. If the board is in agreement with the first phase of the road work, the contract for the second phase will be approved and signed at that time. The contractor will continue with the second phase and everything could be done by mid-April.

Mr. Ferragamo said the POA has received a request to dredge the ditch on Valley View Drive. He presented a bid for \$1,700.00 to excavate the ditch and install a filter fence to prevent the sediment drainage. A motion was made by Terry Segura and seconded by Penny Bateman to dredge the ditch and remove the dirt on Valley View Drive not to exceed \$1,000.00. The motion passed with two nays.

**Trees:** Terry Segura reported that there is a large tree on Oak Hills Drive that needs to be removed. He has received two bids, one for \$1,139.00 and the other for \$980.00 to remove the tree. Mr. Segura said he is considering helping Rusty Dowda cut the tree down, rather than contracting for it to be removed. The removal of the tree will be tabled at this time.

**Mowing:** Terry Segura said he will schedule a workshop to review the policy on mowing of lots.

**Social Activities:** Jay Gainer said the Ranch would be willing to rent the area for the Community Mixer in May without providing food for the event. The suggestion for a silent auction has been well received by property owners. She has a guest speaker who is a Texas Master Naturalist who can be invited to talk about any subject. She has also written a Newsletter to be sent out to property owners when it is approved by the board. She would like to schedule a Volunteer Day to encourage property owners to get involved in things that need to be done. Mr. Ferragamo suggested the POA develop a readiness plan to address medical issues in emergency situations.

**Web Site:** The directory on the web site will be a 1-column list.

**Reclamation of and/or Filing of Liens:** At the next meeting the board will discuss hiring an additional law firm to file and collect liens.

### OLD BUSINESS

**Water Pipe on Valley Oak Drive:** Anthony Ferragamo said he had a bid to repair the water pipe on Valley Oak Drive. The bid included cutting the road surface, digging out the culvert pipes and installing two 30" culvert pipes with a diversion ditch for a total of \$8,656.25. The board will request the property owner provide a formal request outlining the issues, damages to property and proposed remedies for the water pipe on Valley Oak Drive. The board will be able to use this information to determine what needs to be done.

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**OLD BUSINESS,**

**(Cont'd.)**

**POA Taxes for 2015:** Mr. Ferragamo has received two bids to prepare the POA taxes. He received an estimated bid in the amount of \$800.00 from Star Light Bookkeeping Services, but the accountant did not review the books, so his price could be higher. After a review of the books, the second bid from Greg Seibert in Kerrville was for \$700-\$800 for a compilation and \$300-\$400 to file the tax return. A motion was made by Terry Segura and seconded by Terry Peek to contract with Greg Seibert to do the compilation and 2015 tax return for the POA. The motion passed with one recusal.

**Beautification Proposal:** This item has been tabled until further notice.

**NEW BUSINESS**

**Late and Administrative Fees:** A motion was made by Anthony Ferragamo and seconded by Terry Peek to cap the administrative fees at a maximum of \$200 per year per account holder. The motion carried unanimously.

**ADJOURNMENT**

A motion was made by Terry Segura and seconded by Terry Peek to adjourn the meeting at 8:07 p.m. The motion carried unanimously.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary