

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 10, 2016**

MINUTES

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

- PRESENT** Penny Bateman, Cecilia (Cissy) Elkins, Anthony Ferragamo, Jay Gainer, Terry Peek, and Terry Segura
- ALSO PRESENT** Leslie Rector, Rick Rector, June Baker, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- ABSENT** Elwood (Woody) Baker
- CALL TO ORDER** The meeting was called to order by Anthony Ferragamo, Vice Chairman, at 6:03 p.m. There being a quorum present, the meeting proceeded.
- INVOCATION** Terry Peek gave the invocation.
- APPROVAL OF MINUTES** A motion was made by Terry Segura and seconded by Jay Gainer to approve the minutes of the April 26, 2016 meeting. The motion passed. The minutes of the May 5, 2016 special meeting will be tabled pending verification of the total of funds approved for payment for road work.
- TREASURER'S REPORT** Maggie Ferragamo informed the board that she will not be able to provide a copy of the Treasurer's Report until the accountant has completed the tax report. She said the payment plan with the Ranch is being paid on time and a property owner will settle his past due account addressed by the board at the last meeting. The invoice from State Farm Insurance was received and will be paid. A motion was made by Terry Segura and seconded by Jay Gainer to approve the Treasurer's Report as presented. The motion carried unanimously.
- PUBLIC FORUM** No one addressed the board.
- EXECUTIVE SESSION** The board adjourned to Executive Session at 6:10 p.m. to discuss Legal Issues.
- RESUME BOARD MEETING** The regular board meeting was resumed at 6:22 p.m. Anthony Ferragamo said, "Let the record show, prior to the start of the executive session, Cissy Elkins removed an unauthorized recording device left behind by Richard Rector. The red light was flashing. Please be more careful with that device in the future." The property owner said the device was on pause. Mr. Ferragamo said a legal matter was discussed during Executive Session, but no action was taken.

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COMMITTEE REPORTS

STANDING COMMITTEES:

Architectural Control: Terry Peek reported all the projects that have been approved by the committee are in progress. Penny Bateman said a property owner is planning to build a house on Cedar Lane, but the road has not been built yet. The property owner would like to have his driveway entrance on Bottle Springs Road. The ACC Committee will investigate the issue and make a decision.

Nominating: Jay Gainer said she planned to talk to property owners at the mixer to recruit new applicants.

By-Laws: Penny Bateman said she has asked John Simmons to serve on the committee to review the By-Laws and Covenants, along with Anthony Ferragamo, Terry Peek and herself.

Covenants: Penny Bateman said Woody Baker has agreed to give her information on ensuring the covenants are being followed by property owners.

Roads: Anthony Ferragamo said Phase 2 was approved at the Road Workshop Meeting on May 5, 2016, along with the "S" curves. The attorney has advised that it is not an illegal expenditure of POA funds.

The base has been put down for the road extension on Valley Oak Drive, but there is a drainage issue due to standing water that has compromised the integrity of the base. The board cannot put in a culvert to drain the water and the Ranch has not responded to the request to allow the POA to dig a ditch through or between two of their lots. He contacted the property owner who owns Lot 22 in Section 6, next to the lot owned by the Ranch, who said she would be willing to sell the lot. To get everything done, it will cost \$3,500 for the lot, \$2,250 to dig the ditch, \$4,050 to chip seal the road. Pending approval by the Ranch to dig the drainage ditch, a motion was made by Terry Segura and seconded by Cissy Elkins to make an offer up to \$2,500, to purchase Lot 22 in Section 6 to use for drainage purposes. The motion carried.

Mr. Ferragamo reported that the new road on Edgewood Circle has been damaged due to a vehicle cutting their wheels while stopped. The repair will cost about \$300.00. The property owners will be contacted to evaluate who caused the damage.

Mr. Ferragamo said the roads need to be sprayed three feet onto the road and three feet off both sides to control the growth of grass and weeds which would eventually damage the road. A motion was made by Terry Segura and seconded by Terry Peek to approve \$700.00 to purchase a six foot wide sprayer and the herbicide to spray all the roads. The motion passed.

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COMMITTEE REPORTS,

(Cont'd.)

Mowing: Terry Segura reported that a realtor has requested the reimbursement of \$138.58 to pay for two signs and frames that were allegedly destroyed by the mower while cutting tall grass on the lot she had listed for sale. A motion was made by Terry Segura and seconded by Terry Peek to approve payment of \$138.58 to the realtor for damages to the signs. The motion carried.

Trees: Mr. Segura said a property owner has requested the removal of a dead tree on Oak Hills Drive owned by the Ranch. The property owner will talk to the Ranch to request removal of the tree.

Social Activities: Jay Gainer reported the Mixer will be held on Friday, May 13, 2016. Two speakers have agreed to provide information to property owners, along with a silent auction. Property owners will bring a covered dish and the POA will provide tea and water. An open bar will be available. In order for board members to be easily recognized, they will wear a red bandana. Donna Witt will be removed from the Social Committee.

Reclamation of and/or Filing of Liens: The POA is waiting until the taxes have been completed, so the books can be re-opened and provided to the attorney to file the necessary liens.

OLD BUSINESS

Valley Oak Culvert: A motion was made by Penny Bateman and seconded by Terry Peek to table this item until the next meeting. The motion carried.

NEW BUSINESS

Facebook Page: A motion was made by Penny Bateman and seconded by Terry Peek to approve and publish the Facebook Policy on the POA Facebook Page and open it up to the community. The motion carried unanimously.

Emergency Procedures: The POA will develop emergency preparedness programs on the advice of the coordinator who is scheduled to speak at the mixer.

Suggestions Box: A flyer will be distributed to property owners to encourage comments and suggestions. The drop-box can be used to collect their recommendations.

ADJOURNMENT

A motion was made by Terry Peek and seconded by Penny Bateman to adjourn the meeting at 7:35 p.m.

Respectfully Submitted,

Kathy Antwine, Recording Secretary