

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**February 9, 2016**

**MINUTES**

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

- PRESENT** Anthony Ferragamo, Jay Gainer, Terry Peek and Terry Segura
- ABSENT** Woody Baker and Cecilia (Cissy) Elkins
- ALSO PRESENT** Donna Witt, Leslie Rector, Penny Bateman, June Baker, Lawrence Tucker, Diana Segura, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** Anthony Ferragamo, Vice Chairman, called the meeting to order at 6:01 p.m. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Terry Peek.
- APPROVAL OF MINUTES** The board accepted the minutes of the January 12, 2016 meeting as presented.
- TREASURER'S REPORT** Maggie Ferragamo, Treasurer, distributed copies of the Treasurer's Report. The report included the Balance Sheet as of February 9, 2016; the Profit and Loss as of January 12 through February 9, 2016; the Profit and Loss as of January 1 through February 9, 2016; the Check Detail Report and the Profit and Loss Budget vs. Actual as of January through December 2016. The POA has a total of \$186,251.02 in the checking and savings accounts. The Net Income as of January 1 through February 9, 2016 is \$34,362.25. Mrs. Ferragamo requested information on an abated lot. The item will be placed on the March agenda. Terry Segura requested approval to be given check signing privileges to facilitate signing of checks. A motion by Terry Segura and seconded by Terry Peek to accept the Treasurer's Report as presented. The motion carried.
- BOARD MEMBER POSITION** A motion was made by Terry Segura and seconded by Terry Peek to appoint Penny Bateman to fill the open board position until the election in November. The motion carried unanimously.
- PUBLIC FORUM** Donna Witt requested information on the following items:
- 1) The names of the individuals who received 1099 forms;
  - 2) Completion of the 1096 forms by the end of February;
  - 3) Names of the new ACC committee members (Terry Peek, Penny Bateman, Garry Schneider, Joe Haeckel, and DeWayne Pirtle;
  - 4) Recommended hiring a road construction consultant to examine the road repairs after they are completed; and
  - 5) Nominating Committee members (Jay Gainer, Donna Witt, and Mark Gainer).

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**EXECUTIVE**  
**SESSION**

The Board adjourned to Executive Session at 6:20 p.m. The agenda was Legal Issues.

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

At the conclusion of the Executive Session, the regular board meeting was re-adjourned at 6:40 p.m. Mr. Ferragamo reported that legal issues were discussed but no decisions were made. The board will correspond with the attorney on the issue.

**COMMITTEE**  
**REPORTS**

**STANDING COMMITTEES:**

**Architectural Control:** Terry Peek reported that the committee has approved plans for the new home being built by Lawrence Tucker at 235 Creekwood Drive.

**Nominating:** No report

**By-Laws:** Penny Bateman reported on changes in the State Law. She said there are seven new items that have been added to the list of topics, for a total of fourteen, the board is required to post on the agenda at least 72 hours before the meeting. She said she will provide more information at the next meeting regarding these changes and the plan for adoption into the POA By-Laws and Covenants.

**Covenants:** Terry Segura reported that he has seen several dogs that have been running loose in the subdivision. He requested an email be sent to all property owners reminding them that their dogs must be confined to their property.

**Roads:** Anthony Ferragamo reported that the road contract has been signed with Triple R Construction and repairs should start, weather permitting, at the end of February or first part of March.

**Trees:** Mr. Segura reported that the Trees on Antler Circle need to be trimmed before the road work begins, since the heavy machinery cannot get into the circle due to the low hanging branches. A motion was made by Terry Segura and seconded by Terry Peek to approve up to \$550 to trim the trees on Antler Circle. The motion was approved unanimously.

**Social Activities:** Jay Gainer reported that the POA Mixer has been scheduled for Friday, May 13, 2016 from 6:00 -8:00 p.m. A suggestion was made to have a silent auction to fund other social activities. In regard to the newsletter being sent to the community by Donna Witt, she assured the board that she would make it clear her newsletter was not sanctioned by the board. A motion was made by Jay Gainer and seconded by Terry Segura to develop a quarterly POA newsletter to be approved by the board before distribution. The motion carried. The newsletter will be written by Jay Gainer.

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**COMMITTEE REPORTS,**

**Cont'd.)**

**Mowing:** Terry Segura said Rusty Dowda is trying to get everything mowed, since the weather is good at this time, including common areas and road sides.

**Reclamation of and/or Filing of Liens:** No report

**OLD BUSINESS**

**Water Pipe on Valley Oak Circle:** A motion was made by Terry Segura and seconded by Penny Bateman to table this item pending a review of options to address the water pipe on Valley Oak Circle. The motion carried.

**NEW BUSINESS**

**November By-Law Changes Void Due to §Sec. 209.00592:** Based upon advice from the attorney, Mr. Ferragamo reported that the By-Laws changes addressed at the annual meeting are void, due to the fact that all property owners were not given the opportunity to vote on the issues.

**Posting Audio Minutes on the Web Site:** In lieu of posting audio minutes, the minutes of the meetings will be transcribed and posted as soon as possible after the meeting. A motion was made by Jay Gainer and seconded by Penny Bateman to post the minutes on the web site within two weeks after the meeting. The motion carried. Board members will approve the minutes by electronic vote.

**Memos on Bulletin Board by Mail Boxes:** This item is removed from the agenda.

**Taxes for 2015:** Mr. Ferragamo said the board is required to do a compilation of the POA's income and expenses and presented at the annual meeting each year. Donna Witt has volunteered to file the 990EZ form to IRS. This item will be tabled until the next meeting, pending quotes from a CPA.

**Beautification Proposal – Section 16:** Terry Segura discussed using a bobcat to clean out tree stumps and cactus in an area in Section 16 because the area cannot be mowed. The item will be tabled until the next meeting.

**Recent Incidents of Theft on the Ranch:** Mr. Ferragamo reported that there have been four theft reports in the past fourteen days. Most of the thefts occurred due to vehicles left open, garage doors open and items left in the yards.

**Consider Installation of Electric Gates:** A suggestion was made by the Flying L Resort to install electric gates on two roads that have access to Bottle Springs Road. Due to many concerns about the gates, a recommendation was made to invite the new sheriff to speak to the board about setting up a Neighborhood Watch Program and signs installed.

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**ADJOURNMENT**

A motion was made by Terry Peek and seconded by Jay Gainer to adjourn the meeting at 7:50 p.m.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary