

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
October 13, 2015**

**MINUTES**

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

- PRESENT** Cecilia Elkins, Anthony Ferragamo, Terry Peek, Luana Pirtle, Rick Rector, and Garry Schneider
- ALSO PRESENT** Dick and Jan Shafer, Donna Witt, June Baker, Terry Segura, Jay Gainer, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- ABSENT** Woody Baker
- CALL TO ORDER** The meeting was called to order at 6:05 p.m. by Garry Schneider, Vice-Chairman. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Terry Peek.
- APPROVAL OF MINUTES** The board reviewed the minutes of the September 8, 2015 meeting. The minutes were approved as presented.
- TREASURER'S REPORT** Maggie Ferragamo, Treasurer, distributed copies of the Treasurer's Report to all board members. The report included the Balance Sheet as of October 13, 2015; the Profit & Loss January through October 13, 2015; the Profit & Loss September 8 through October 13, 2015; the Profit & Loss Budget Overview January through December 2015; and the Check Detail September 7 through October 13, 2015. The POA has a total of \$163,708.38 in the checking and savings account. The report shows a Total Income of \$97,397.82, Total Expenses of \$36,516.99 for a Net Income of \$60,880.83. In reviewing the Check Detail Report, Mr. Rector questioned the payment of \$250.00 for fireworks. He said the money was not in the budget nor was there a motion to approve payment for the fireworks on the Fourth of July. The Treasurer's report will be tabled until the November meeting pending a review of the question.
- AGENDA ITEM** Garry Schneider requested approval from the board members to add the agenda item "Volunteer of the Year" to New Business. A motion was made by Terry Peek and seconded by Anthony Ferragamo to add the item to the agenda. The motion carried unanimously.
- PUBLIC FORUM** The candidates running for a board position were asked to speak to the board.
- 1) Donna Witt said she would like for the board to budget more money for the roads; improve communication with the property owners; provide board education to keep members informed; solicit responses from the public; move the annual meeting to coincide with the annual budget and get information from legal counsel in writing.

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**PUBLIC FORUM,**  
**(Cont'd.)**

2) Jay Gainer's goal as a board member is to bring the homeowners' needs to the board in order to form regulations for open and free communication to enable everyone to come together to make a whole.

3) Terry Segura said he is a new homeowner and has attended several meetings to become better informed. He said he would like to offer his experience and would love to be considered as a board member.

4) Donna Witt said the POA has received the corrected IRS non-profit letter. She completed and mailed the 2013 & 2014 990EZ forms and the IRS received them on September 21, 2015. She ordered extra IRS 1099 MISC and 1096 forms for 2015 contractors. The Texas Sales Tax Exemption application was submitted on August 26, 2015 but the state failed to receive it. A second copy was faxed on September 30, 2015. The exemption applies to future purchases, as well as items purchased back to September 30, 2015. The POA may qualify for lower postal rates on bulk mailings. The application will be submitted.

**COMMITTEE**  
**REPORTS**

**STANDING COMMITTEES:**

**Architectural Control:** Garry Schneider reported that the committee approved the addition of a game room to a home on Edgewood Drive. An application for a fence on Valley Oak has been approved.

**Nominating:** The annual meeting will be held on Saturday, November 7, 2015 at 10:00 a.m. All property owners are eligible to vote and attend the meeting. Since the date of the annual meeting conflicts with other activities scheduled on the first and second Saturday in November, the new board will consider changing the date to the first quarter of the new year.

**By-Laws:** Rick Rector said the annual newsletter stated that the dues would stay at \$125.00 per year. Since the board has not voted on this item, it will be presented and voted on at the annual meeting.

**Covenants:** Terry Peek reported that the third certified letter was sent to a property owner who has failed to correct a covenant violation. A property owner has had an RV parked on his property for several months. A letter will be sent informing him to remove the RV from his property. Mr. Rector advised that Article XII, Section 2 of the Covenants is incorrect. When the Covenants were revised in 2013, the section addressing eligibility to vote was not changed to comply with the state law. The Covenants will be updated in 2016.

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**COMMITTEE REPORTS,**

**(Cont'd.)**

**Roads:** Anthony Ferragamo informed the board that he has received a bid for \$300.00 to purchase replacement signs for the roadways. A motion was made by Anthony Ferragamo and seconded by Terry Peek to instruct Mr. Ferragamo to contact the Ranch and request they install a sign directing the public to the parking area for the Water Park or the POA will purchase the sign, as well as the other signs needed not to exceed \$300.00. The motion passed.

**Trees:** Mr. Peek said there are dead trees on a property owner's lot that appear to be dead. The property owner will be contacted to remove the trees.

**Mowing:** Mr. Peek said Rusty Dowda has been busy mowing

**Social Activities:** Luana Pirtle reported that she has received a bill for the golf tournament that was held on October 3, 2015. A motion was made by Luana Pirtle and seconded by Terry Peek to approve the invoice in the amount of \$321.49 for the golf tournament. The motion carried unanimously. She said there were 41 property owners who attended the POA Picnic on Saturday, October 10, 2015.

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

**OLD BUSINESS**

**Tractor Maintenance and Repair Bid:** This item will be tabled until the December meeting.

**Consider Mowing Fee:** This item will be tabled until the December meeting.

**NEW BUSINESS**

**Volunteer of the Year:** Garry Schneider nominated Donna Witt for the Volunteer of the Year award to recognize her for the work she has done to obtain 501c4 Tax Exempt status for the POA to be recognized as a non-profit. A motion was made by Anthony Ferragamo and seconded by Terry Peek to nominate Donna Witt as Volunteer of the Year. The motion passed with one abstention.

**ADJOURNMENT:**

A motion was made by Rick Rector and seconded by Terry Peek to adjourn the meeting at 7:45 p.m. The motion carried unanimously.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary