

**FLYING L RANCH PROPERTY OWENRS ASSOCIATION, INC.**  
**ANNUAL MEMBERSHIP MEETING**  
**Saturday, November 7, 2015**  
**MINUTES**

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

**PRESENT** Woody Baker, Cecilia (Cissy) Elkins, Anthony Ferragamo, Terry Peek, Luana Pirtle, Rick Rector, and Garry Schneider

**ALSO PRESENT** Maggie Ferragamo, Treasurer, Kathy Antwine, Recording Secretary, and Flying L Ranch property owners (record on file).

**CALL TO ORDER** Woody Baker, Chairman, called the meeting to order at 10:05 p.m. There being a quorum present, the meeting proceeded.

**INVOCATION** The invocation was given by Terry Peek.

**PLEDGE OF ALLEGIANCE** Woody Baker led the audience in the Pledge of Allegiance.

**INTRODUCTION OF BOARD CANDIDATES** Mr. Baker introduced the following candidates who are running for the three open board positions: Anthony Ferragamo, Jay Gainer, Leslie Rector, Terry Segura, and Donna Witt.

**INTRODUCTION OF BOARD AND STAFF** Mr. Baker introduced the current board members and staff: Cissy Elkins, Anthony Ferragamo, Luana Pirtle, Terry Peek, Rick Rector, Garry Schneider, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary.

**APPROVAL OF MINUTES** The minutes of the November 8, 2014 Annual Meeting were reviewed by the board members and property owners in attendance. A motion was made by John Simmons and seconded by June Baker to accept the minutes as presented. The motion carried unanimously. Rick Rector recommended a draft of the minutes of the annual meeting be reviewed by the board at the December board meeting.

**TREASURER'S REPORT** Copies of the Treasurer's Report were distributed to the board members and the property owners. The report included the Balance Sheet as of November 6, 2015 and the Profit and Loss January 1 through November 6, 2015. Maggie Ferragamo, Treasurer, reported that the POA has \$28,861.73 in a CD at the Texas Hill Country Bank, \$80,894.49 in the checking account at Wells Fargo Bank and \$58,196.82 in the Money Market at Texas Hill Country Bank for a total of \$167,953.04 in the bank accounts. The POA has received a total of \$85,189.80 in association dues for 2015, as well as prior years. The Profit & Loss shows the Total Income received in the amount of \$97,914.98, the Total Expenses were

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**Treasurer's Report, Cont'd.):** \$32,789.49 for a Net Income of \$65,125.49. A motion was made by June Baker and seconded by Luana Pirtle to accept the Treasurer's Report as presented. The motion carried unanimously.

### **FLYING L PUBLIC UTILITY REPORT**

DeWayne Pirtle, President of the PUD, thanked all property owners for their contribution to the conservation of water this past year. As a result of this and Mother Nature, the PUD is in a better position this year. The water storage tanks were inspected this year and they are in great shape. The inspection is done every three years, so it will be 2018 before the next inspection. He explained that the PUD had some difficulty in correcting the low water pressure problem, but it seems to be resolved now. The tax rate stayed the same this year at 38 cents per \$100 assessment fee, but the PUD only assesses on 80% of the value of your home. The PUD has a new facility operator. The City of Bandera has maintained the water and waste water system for several years, but did not renew their contract this year. The PUD has hired a property owner who lives on the Ranch and is licensed by the state. Mr. Pirtle invited property owners to the PUD meetings that are held at 6:30 p.m. on the second Monday of every month.

### **FLYING L GUEST RANCH REPORT**

Susan Jenkins informed the property owners that the Flying L Guest Ranch is a family owned and operated business. She introduced her husband, Jody Jenkins and her son and daughter-in-law, Trey and Haleigh Jenkins. She said the Ranch will continue to offer the Amenities Pass to property owners again this year. She has applied for a historical marker for the Pilot's Lounge and the nine Villas. It has passed the Bandera Historical Commission and she has submitted the paperwork for the Texas Historical Commission. If it is approved, she should get the notification in January and the marker will be given in July. She introduced David Price who is the new Chef at the Resort. He has been a leader in the industry for over fourteen years and his abilities in creating delightful cuisine and developing the finest dining and event schedules is well known in the Texas Hill Country. Jody Jenkins addressed the audience and said that he and Susan are very conscientious about what is going on at the Ranch. He said they are going to do everything they can, moving forward, to make it the best place to live and to have the Resort. He said they really appreciate all the property owners and want to hear what you have to say. They plan to raise the bar at the Resort and make it even better. "Together we can succeed."

### **REPORT FROM POA BOARD CHAIRMAN**

Woody Baker, Chairman of the Board, reported that 2015 has been a pretty good year. One of the projects started in 2014 was the beautification effort to keep the Ranch as well groomed as we possibly could with the limited budget we had to deal with. All of the board members did an outstanding job with the budget they had to work with. He said the chairpersons will report on the things that were accomplished in their committees.

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### COMMITTEE REPORTS

**Architectural Control:** Garry Schneider said this has been a good year. The community is growing and we now have 183 homes. We are getting new and younger families into the community, which is a good thing. He thanked all of the property owners who requested approval from the ACC for their willingness to work to get everything approved that was requested. There were no projects turned down that were submitted. He expressed his appreciation to those who served on the committee: Penny Bateman, Joe Haeckel, Terry Peek and DeWayne Pirtle. He said he will not be on the board next year, but hopes that the cooperation from all the members will continue with the new board.

**Roads:** Anthony Ferragamo thanked the property owners for taking the time out of their schedule to attend the POA meeting. One of the biggest expenses for the POA is the maintenance of the roads, and the board has been careful to develop a plan to maintain and improve the roads. In 2016 the board is planning another major road project. One advantage the POA has this year is the low oil prices, which is a major part of the cost of the roads. The plan is to schedule the road work sometime in July and we will request that you do not drive anything larger than a pickup truck on the roads to prevent damage while the asphalt is curing. The board will determine whether the road project will be chip/seal or asphalt. The estimated cost of chip/seal is about 90 cents per square foot and asphalt costs about \$1.05 per square foot and it could be lower; however, when paving 90,000 square feet of road the costs goes up quickly. At our next board meeting we will identify the roads we plan to work on. The next meeting we will have an estimate of the cost and the board members will determine how much they are willing to spend. We plan to run a deficit next year if we have a project similar to 2014. We will go through a competitive bid process to get the best contractor and price for the project. The board would appreciate feedback, so you are encouraged to communicate your concerns regarding road maintenance.

**Covenants:** Terry Peek said that most of the residents comply with the Restrictive Covenants and it is greatly appreciated. He said the POA is considerate with the property owners regarding compliance. There have been a few issues that had to be addressed, but most of them have been resolved.

**Mowing:** Mr. Peek said Rusty Dowda has been mowing and spraying the sides of the roads for the past year and he has done an outstanding job. He has also mowed vacant lots for property owners who have paid the mowing fee. Mr. Dowda also has a background as a heavy equipment mechanic so he is able to work on the tractor and mower which has saved money for the POA.

**Trees:** Mr. Peek said the POA has cut down several trees this year, but there are many more that need to be removed. That is an area that will be addressed during the coming year.

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### NEW

#### BUSINESS

**Nominations for Nominating Committee:** Woody Baker explained that the Nominating Committee is composed of one board member and two property owners. He asked for volunteers from the audience. Penny Bateman, Donna Witt and Mark Gainer volunteered to serve on the committee. The board member will be appointed at a later date.

**Annual Assessment for 2016:** A motion was made by Garry Schneider and seconded by Anthony Ferragamo to leave the assessment at \$125 per lot per year. The motion carried unanimously.

**Proposed Change to By-Laws:** Mr. Baker said he would like to recommend a change to the By-Laws stating that spouses cannot serve on the board at the same time. A change in the By-Laws will require a vote of two-thirds of the property owners in attendance at the annual meeting. A motion was made by Terry Segura and seconded by Doris Goode to approve a change to the By-Laws that spouses cannot serve on the board at the same time. There was considerable discussion about the issue prior to the vote. A concern was raised that the board members did not approve this amendment prior to presenting the issue at the annual meeting and the chairman of the By-Laws Committee was not made aware of this motion. There were comments made both for and against the proposed change. The board adjourned at 11:15 a.m. to count the votes for the proposed change to the By-Laws. The meeting resume at 11:15 a.m. There were 19 yes votes, 5 no votes, and 1 abstention. The motion to change the By-Laws passed.

### OTHER

#### BUSINESS

**Announce Date of 2016 Annual Meeting:** Mr. Baker announced that the 2016 annual meeting is currently scheduled for November 5, 2016. There have been concerns that there are conflicts on the first and second Saturday in November. A motion was made by Anthony Ferragamo and seconded by Rick Rector to change the date of the annual meeting to the third Saturday in January and to rescind the prior vote regarding spouses on the board until the January meeting so it can be publicized and voted on. After a discussion regarding the two issues in the motion, Mr. Ferragamo withdrew his motion. A motion was made by Donna Witt and seconded by Diana Campbell to change the date of the annual meeting to the third Saturday in January. The motion passed.

**Volunteer of the Year:** Mr. Baker presented the Volunteer of the Year Award for 2015 to Donna Witt. He expressed the board's appreciation for the service she provided to the community by writing and submitting the application for non-profit status. This designation will save thousands of dollars in tax payments for the POA. As well as saving future tax payments, tax monies paid from May 15, 2013 to the present can be reclaimed.

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**Service Award:** Mr. Baker presented Service Awards to the outgoing board members. Luana Pirtle has served for two years on the board and Garry Schneider has been a board member for four years.

### PUBLIC FORUM

- 1) Mark Gainer asked the board to correct the drainage system on Flying L Drive behind his home. During the last rain event, the water was so deep that he was unable to cross the road to get to work.
- 2) Donna Witt encouraged property owners to submit their email addresses to the POA so that notices, newsletters, etc. can be sent by email, rather than U.S. Mail.
- 3) Terry Segura expressed his concern about the drainage issue on Flying L Drive. He was unable to get to work for three days. He said there is no alternate way to get out of the Ranch when the roads are flooded.
- 4) DeWayne Pirtle thanked the board for the job they have done. He said it is a tough job and he appreciates their willingness to serve on the board.

### TEMPORARY ADJOURNMENT

The annual meeting was temporarily adjourned at 11:30 a.m. pending the completion of the vote count for the board election. The meeting resumed at 12:00 p.m.

### RESULTS OF ELECTION OF BOARD MEMBERS FOR 2016-2017

Cissy Elkins expressed her appreciation to the property owners who assisted in counting the ballots for the election: Louise Henson, Larry Henson, JoAnn Hill, and Kathy Koch. The results of the election are listed below:

Anthony Ferragamo	246
Jay Gainer	208
Leslie Rector	87
Terry Segura	197
Donna Witt	139
Marilyn Dawson	8
Penny Bateman	3

Based upon the results of the election, the following candidates were elected to serve a two-year term on the Flying L POA Board for 2016-2017:

Anthony Ferragamo  
Jay Gainer  
Terry Segura

### ADJOURNMENT

A motion was made by Garry Schneider and seconded by Diana Campbell to adjourn the meeting at 12:05 p.m.

Respectfully Submitted,

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Kathy Antwine, Recording Secretary