

**FLYING L RANCH PROPERTY OWNERS ASSOCIATION
BOARD MEMBERS MEETING
December 8, 2015**

MINUTES

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

- PRESENT** Woody Baker, Cecilia (Cissy) Elkins, Anthony Ferragamo, Jay Gainer, Terry Segura, and Rick Rector
- ABSENT** Terry Peek
- ALSO PRESENT** Donna Witt, Dick Shafer, Leslie Rector, Roger Dunagan, Triple R. Contracting, J. Todd Anderwald, Contractor, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** Woody Baker, Chairman, called the meeting to order at 6:05 p.m. There being a quorum present, the meeting proceeded.
- INVOCATION** Woody Baker gave the invocation.
- APPROVAL OF MINUTES** A motion was made by Anthony Ferragamo and seconded by Cissy Elkins to accept the minutes of the November 7, 2015 board meeting and November 17, 2015 Budget Workshop. The motion carried unanimously.
- TREASURER'S REPORT** Maggie Ferragamo, Treasurer, distributed copies of the Treasurer's Report to the board members. The report included the Balance Sheet as of December 3, 2015, the Profit and Loss January 1 through December 7, 2015, the Profit and Loss November 7 through December 3, 2015, the Profit and Loss Budget vs. Actual January 1 through December 7, 2015, the Check Detail Report November 7 through December 8, 2015, and the Profit and Loss Budget vs. Actual January through December 2016. The POA has a total of \$165,507.32 in all bank accounts. The Total Income as of December 7, 2015 is \$98,415.61; Total Expense is \$35,748.34; for a Net Income of \$62,667.27. A motion was made by Anthony Ferragamo and seconded by Cissy Elkins to approve reducing the Transfer Fee from \$25 to \$20 per lot for 25 lots purchased by Flying L Ranch. A motion was made by Anthony Ferragamo and seconded by Cissy Elkins to approve payment of the invoice from the Flying L Ranch for the Amenities Pass for 2016 and the fireworks on New Year's Eve payable January 1, 2016. The motion passed with four ayes and one nay. A motion was made by Cissy Elkins and seconded by Jay Gainer to accept the Treasurer's Report as presented.
- PUBLIC FORUM** Donna Witt informed the board that the POA will need to obtain the W-9 form from contractors in 2015: Kathy Antwine, Maggie Ferragamo, Rusty Dowda, Triple R Contractors for road work, the Flying L Ranch for the social events and Amenities Package and the contractor who removed trees for the POA. She will help Maggie fill out the 1099 Miscellaneous tax forms and follow up with the 1096 tax form.

COMMITTEE
REPORTS

STANDING COMMITTEES

Architectural Control: No report

Nominating: No report

By-Laws: Rick Rector said the board overstepped its authority by proposing an amendment to prevent spouses serving on the board at the same time. He said Section 209.00591 of the State Law prohibits restricting an owner's right to run for a position on the board. The attorney will be contacted for an opinion on the vote made at the annual meeting in relation to Section 209.00591. A motion was made by Rick Rector and seconded by Jay Gainer to contact the attorney to determine if the By-Laws are in compliance with State Law. The motion passed unanimously.

Covenants: No report

Roads: Mr. Ferragamo said he has received three bids for the road work. Two contractors attended the meeting to present their bid to the board.

1) Roger Dunagan, Triple R Contracting, presented his bid to the board for road repairs. He explained that his bid would include: sweeping the roads; repairing and sealing potholes; applying .35 gallons of CRS2P hot oil per square yard; laying oil coated rocks over the oil; and rolling the rocks in the hot oil. His bid for a single course application is 41 cents per square foot and the double course application is 75 cents per square foot. He will guarantee the road work for one year. His bid price is based on the price of oil and he can only guarantee it for 30 days. He said spring is the best time to do the work when the weather is warm (75-80 degrees) and the roads are dry.

2) Todd Anderwald of Anderwald Construction presented his bid. Mr. Anderwald said he will: prep the roads to ensure drainage; clean up the edges of roads; patch and seal the repairs; power brush the roads; apply .33 gallons of HFRS2 oil per square yard; apply a layer of rocks on the hot oil; and roll the rocks into the oil. His bid for a single course application is 57 cents per square foot and 75 cents for a two course application. He can do the road work as long as the roads are dry and the temperature is 50 degrees and rising. His prices are locked in and the work is guaranteed for one year.

Mr. Ferragamo said both contractors appear to know what they were doing and would do the job well. Mr. Anderwald has done a lot of work for the POA in the past and the majority of the roads have held up well. The board was concerned with the work Triple R did with the pothole repairs in 2015 and roadside spraying. Mr. Baker said the POA can afford to spend about \$120,000 for the road work in 2016, which would leave \$100,000 in reserves. He said the attorney advised against borrowing money to do the road work.

FLRPOA MINUTES

December 8, 2015

Page 3

COMMITTEE REPORTS,

(Cont'd.)

Listed below are the differences in the two contractors:

- 1) Triple R will use pre-coated rock and oil with a polymer, while the other will use washed rock and the oil used by State Highway Department.
- 2) Both will repair and seal the potholes before the oil and rocks are applied.
- 3) Mr. Anderwald will apply more oil per square yard.
- 4) Anderwald's bid is \$12,240.00 to extend Valley Oak Drive, while Triple R's bid is \$5,580.00.
- 5) Neither bidder can hold the price if oil increases by 10% or more.

A motion was made by Terry Segura and seconded to Cissy Elkins to approve \$50 for pothole repairs on Spanish Grant and Briarwood Circle. The motion was approved unanimously.

Mr. Ferragamo contacted a water engineer to look at the drainage ditch on Flying L Drive. The engineer said he would need to do a study to determine the cost of a plan to repair the drainage ditch. The study will cost about \$4,100.00 and the cost of repairs could be \$15,000 to \$50,000 depending on what would need to be done. Since the cost is prohibitive, the POA will need to consider other options.

Mowing: Terry Segura reported that a property owner's car was damaged while Rusty Dowda was mowing the road sides near his car. Mr. Segura will get the documentation and estimate for damages.

Trees: No report

Social Activities: No report

Reclamation of and/or Filing of Liens: No report

OLD BUSINESS

Mail Boxes: Cissy Elkins said the postman has said he needs more parcel boxes at the mail box annex. A motion was made by Cissy Elkins to move \$800 from the Beautification budget to Mail Boxes to purchase the mail boxes for \$1700.00. Due to the lack of a second, the motion died.

Consider Mowing Fee: This item will be tabled until a later meeting.

POA Contract Worker or Employee: The board reviewed the information regarding determining whether a person is a contract worker or an employee. The attorney will be contacted regarding the classification of employees.

NEW BUSINESS

Welcome Wagon: Anthony Ferragamo proposed ways to welcome new residents to the Ranch. A motion was made by Anthony Ferragamo and seconded by Terry Segura to purchase ten \$50 gift certificates to the restaurant at the Flying L Ranch to give to new residents at a cost of \$250 to the POA. The motion carried with four ayes and one nay.

Renter's Information Form: The Renter's Information Form will be sent to all property owners with the invoice for 2016 dues.

Proposed Change to Covenants-Allow Gas Powered Golf Carts: A motion was made by Rick Rector and seconded by Jay Gainer to approve the use of gas powered golf carts on the Ranch. The motion carried unanimously.

Goodwill's Partners for Fundraising Donation Drive: This item will be tabled until a later meeting.

Approve Road Bid and Weed Sprayer and Financing for Roads: A motion was made by Anthony Ferragamo and seconded by Jay Gainer to contract with Triple R Contractors for a double course on Antler Circle at 75 cents per square foot for \$13,512.00; a single course on Edgewood Circle at 41 cents per square foot for \$8,632.00; and the construction of Valley Oak Drive with base work and a double course chip seal. The motion passed by a vote of four ayes and one nay. After these roads are done, the board will evaluate the work that was done to determine which contractor will be used for the remainder of the road work. The purchase of the weed sprayer is included in the budget.

Approve Budget for 2016: The following information was provided that may impact proposed income for the budget:

- 1) 693 lots in the POA
- 2) 183 lots with houses
- 3) Abated lots: Flying L Ranch – 15; PUD – 4
- 4) Outstanding 2015 member dues - \$10,656.00
- 5) Outstanding dues for previous years - \$27,381.00
- 6) One property owner on payment plan who pays sporadically
- 7) One payment plan in default

A motion was made by Anthony Ferragamo and seconded by Cissy Elkins to approve the budget as written with the exception of the chip seal road work at \$161,000 amended to \$120,000 and postage at \$15,000 amended to \$1,500. The motion passed with four ayes and one nay.

Annual Meeting for 2016: Due to the conflict for the date of the annual meeting, the property owners in attendance at the annual meeting voted to change the date of the meeting from November to January. The attorney will be contacted to ask his opinion on the legality of the date change.

ADJOURNMENT

A motion was made by Anthony Ferragamo and seconded by Rick Rector to adjourn the meeting at 8:25 p.m. The motion carried unanimously.

Respectfully Submitted,

Kathy Antwine, Recording Secretary