

**FLYING L RANCH PROPEPTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 12, 2016**

**MINUTES**

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

- PRESENT** Woody Baker, Cecilia (Cissy) Elkins, Anthony Ferragamo, Jay Gainer, Terry Peek, and Terry Segura
- ALSO PRESENT** Garry Schneider, Dick Shafer, Jan Shafer, Donna Witt, June Baker, Luana Pirtle, Shelly Scott, Leslie Rector, Rick Rector, Penny Bateman, Maggie Ferragamo, Treasurer, and Kathy Antwine, Recording Secretary
- CALL TO ORDER** Woody Baker, Chairman, called the meeting to order at 6:00 p.m. There being a quorum present, the meeting proceeded.
- INVOCATION** The invocation was given by Terry Peek.
- APPROVAL OF MINUTES** A motion was made by Anthony Ferragamo and seconded by Jay Gainer to accept the meetings of the December 8, 2015 regular board meeting. A motion was made by Anthony Ferragamo and seconded by Terry Segura to accept the minutes of the December 13, 2015 Road Workshop. A motion was made by Anthony Ferragamo and seconded by Terry Peek to accept the minutes of the December 22, 2016 Special Meeting. All the motions carried unanimously.
- TREASURER'S REPORT** Maggie Ferragamo, Treasurer, distributed copies of the Treasurer's Report to the board members and property owners present. The report included: the Balance Sheet as of January 12, 2016, the Profit & Loss as of January 1-12, 2016, the Check Detail Report, and the Profit & Loss Budget vs. Actual January through December 2016. The POA has a total of \$159,638.77 in all bank accounts. Mrs. Ferragamo reported that the POA has received \$7,575.00 for 2016 dues and another \$175.00 for prior year's dues for a total of \$7,875.00 for the year in income. A motion was made by Terry Segura and seconded by Cissy Elkins to accept the Treasurer's Report. A motion was made by Terry Segura and seconded by Cissy Elkins to accept the Treasurer's Report. The motion carried.
- PUBLIC FORUM** 1) Donna Witt spoke to the board regarding the annual meeting. She distributed a copy defining members and membership in regard to passing a motion to change the date of the annual meeting in the By-Laws. She also provided a copy of the new state law regarding persons who were not eligible to be elected to the board. She requested that the board place on the 2016 November ballot to change the annual meeting date to January and rescind the ballot that spouses cannot serve on the board at the same time, since it is against state law.

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

2) Shelly Scott addressed the board regarding vehicles driving across private property from Post Oak to Shady Oak Drive. She asked the board to block vehicles from driving on private property to access Shady Oak Drive.

3) Rick Rector reported a problem on two of the lots he owns. He said there is a 12" drain pipe from POA property diverting water onto the two lots on his property. He is asking the board to put the item on the agenda next month to address the problem.

**COMMITTEE**  
**REPORTS**

**STANDING COMMITTEES:**

**Architectural Control:** Terry Peek reported that a property owner has submitted plans to build a home that will include some innovative construction. More information will be provided to verify they are in compliance with the Restrictive Covenants.

**Nominating:** No report

**By-Laws:** No report

**Covenants:** Terry Segura reported that he checked on reports of a trailer and a problem with raccoons. He will check on a boat that has been seen at a home on Glen Valley Circle.

**Roads:** Anthony Ferragamo provided copies of two contracts with Triple R Construction. Contract No. 16-01 is for the first phase of the project: Antler Circle – Double Course Chip Seal, Edgewood Circle – Single Course Chip Seal, and the construction of the extension of Valley Oak Circle to the new home. The base for the new road will increased to 8" due to the wet conditions. No payment is required until the board is completely satisfied with the work that was done.

Contract No. 16-02 that includes the road repair detailed in Bid Estimate #879-B totaling \$89,940.00. If the board decides to chip seal the "S" curves on Flying L Drive, it will cost approximately \$10,000 more at 75 cents per square foot for two layers of chip seal. The Flying L Ranch has been contacted regarding sharing the cost, but no response has been received.

**Trees:** Terry Segura recommended the POA purchase a chain saw to cut down smaller trees. A motion was made by Anthony Ferragamo and seconded by Terry Peek to allocate up to \$400 for the purchase of a chain saw to remove small trees. The motion carried. He said trimming is minimal at this time and a contractor will be hired for this purpose.

**FLRPOA MINUTES**

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**January 12, 2016**

**COMMITTEE REPORTS,**

**(Cont'd.)**

**Mowing:** Mr. Segura said the POA will continue to offer two mowing for \$25 per lot per year until further notice.

**Social Activities:** Jay Gainer reported that the social activities for the property owners will be scheduled this year. The POA will have a community mixer, a community picnic, and a golf tournament. The dates of these activities will be provided at a later date.

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

**OLD BUSINESS**

**Road Repair Contract:** A motion was made by Terry Segura and seconded by Terry Peek to approve the Phase 1 Contract No. 16-01 for \$29,225.00 to Triple R Construction. The motion carried unanimously.

**Damage to Property Owner's Car:** A motion was made by Terry Segura and seconded by Jay Gainer to approve \$388.63 to repair the property owner's car that was damaged by the POA tractor. The motion carried unanimously.

**NEW BUSINESS:**

**Protocol for Board Meetings:** A motion was made by Terry Peek and seconded by Terry Segura to approve the protocol that will be followed at board meetings. The motion carried unanimously.

**By-Laws Committee:** A motion was made by Terry Segura and seconded by Anthony Ferragamo to appoint Penny Bateman as By-Laws Committee Chairperson. The motion carried unanimously.

**Post Oak Residents Request for Chaining Off Unauthorized Cut-Through:** A motion was made by Anthony Ferragamo and seconded by Jay Gainer to allocate up to \$300.00 to construct a fence to block the illegal road on Post Oak Drive. The motion carried unanimously.

**ADJOURNMENT**

A motion was made by Anthony Ferragamo and seconded by Jay Gainer to adjourn the meeting at 6:55 p.m. The motion carried unanimously.

Respectfully Submitted:

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Kathy Antwine, Recording Secretary