

FLYING 'O' RANCH COMMUNITY ASSOCIATION

Annual Meeting

April 7, 2001

MINUTES

Attending Homeowners: Ernie and Jan Beck, Beverly Buchnoff, Jose de la Torre, Eric Elliott and Carol Wolf, John and Diane Hughes, , Robert Slocum and Karen Shore, Robert Stone, Alfred and Melinda Tichenor, Michael and Carol Wagner, , Lane and Christine Wipff.

Attending for Developers: Stephen Wyle, Tom Wheeler.

Attending Ranch Managers: Greg and Donna Sammons

The meeting was called to order at 10:15 am by Stephen Wyle. Mr. Wyle requested that all present introduce themselves. He then related the origin of the name and how the Flying 'O' development began. In response to Eric Elliot's inquiry about comparable projects, Diane Hughes offered to send web addresses of other ranch developments.

Financial Report

Stephen Wyle reviewed the financial statements. Robert Stone asked about bank charges and income taxes. Jose de Torre asked about the possibility of investing excess funds (\$36,000 in Association bank account at year-end) and Mr. Wyle explained that a money market account is being set up for excess funds. Diane Hughes asked about insurance coverage. Stephen Wyle explained that there is a policy owned by and paid for by the Association that includes liability and workers compensation for Greg Sammons.

Mr. Wyle explained that Lot 27 is owned by a separate corporation. There is a Right of Use agreement between the corporation and the Flying-O Community Association, allowing access by the Association to the property and improvements, provided that the Association maintains the property and all improvements thereon. . He explained that California subdivision regulations prohibit ownership of property by the Association.

Assessments (Dues)

Lane Wipff made a motion to maintain the present dues at the rate of \$66.00 per month; Ernie Beck seconded the motion; and the motion was passed.

It was agreed that dues should be paid quarterly, at the beginning of each quarter, and that e-mail invoices would be sent at the beginning of each quarter beginning July 1, 2001. The Association is not charged any administrative fees for the collection and banking of dues. Stephen Wyle emphasized that there is no formal method in place for collection of delinquent dues, and urged all members to keep their accounts current and not rely on follow-up notices. More formal collection procedures will only result in increased cost to the Association.

Fencing Expansion to Lots 33 and 34

After a general discussion including input from the owners of lots 33 and 34, it was agreed that Tom Wheeler will develop cost estimates to modify the perimeter fencing of the ranch to include Lots 33 and 34 within the perimeter, including the cost for cattle guards and gates. Jose de la Torre requested itemization of costs on the estimate.

Changing Padlock Combination on Northwest Gate/Grading from Gate to Pavement

It was proposed to change the combination on the North Gate lock, as the old one was advertised in the real estate Multiple Listing Service. The new combination effective immediately will be 3030. It will no longer be published in the local MLS. The combination will be changed every year at the annual meeting. Mr. Wyle and Mr. Wheeler explained the reason for the abandoned 200 feet of right-of-way at the location of that gate.

Robert Stone suggested grading from the gate to the pavement (Longview Lane East) and everyone agreed.

Tom Wheeler Report

Tom Wheeler reported on herbicides used in ponds and on brush clearance. Following discussion, Mr. Wheeler agreed that he will post a sign when the ponds are sprayed, typically three times a year. Only one third of the pond is treated with each application. His water treatment methods were developed after careful research and experimentation. He showed his Private Applicator Certificate, which authorizes him to purchase, use and train others to use restricted pesticides. He uses a copper sulfate product that does not harm fish or amphibians. He discussed the hazardous potential of pond grass to both humans and wildlife.

Mr. Wheeler explained the cattle grazing practices of the Circle W Ranch, and the advantages of having cows on the Flying 'O' property. He also described the customary fees and terms of local grazing leases. Cattlemen are usually responsible for fence maintenance, which is why fencing costs to the Association have been minimal on the Flying-O.

He distributed a handout titled MADERA COUNTY 1997 VOLUNTARY WATER QUALITY, GRAZING LAND, OAK WOODLAND CONSERVATION MANAGEMENT GUIDELINES published by the Coarsegold Resource Conservation District. Also available was a CD on Native Plants featuring 100 different species and 250 color photographs. It may be purchased through the web site, www.crcd.org. Tom Wheeler is an officer of the district.

Utensils for Clubhouse

The homeowners voted to buy utensils for the Clubhouse. The Wipffs will donate a barbecue.

Tractor

Jose de la Torre made a motion to purchase the used Circle W Ranch tractor for \$5,000.00; Lane Wipff seconded the motion; and the motion was passed. This will save time consuming transportation of equipment from the Circle W. Only owners with experience in the operation

of such vehicles should use the tractor and then only under Greg's supervision. [subsequent to the meeting it was determined that the tractor will not be available as a purchase. However, the Wyles have agreed to locate the tractor at the Flying-O ranch. An equipment fee will be charged for its use.]

Tom Wheeler will investigate the purchases of a roll bar and scraper.

PG&E – Underground Wires

Al Tichenor presented plans to PG&E for underground wiring. PG&E isn't cooperating very well so Mr. Tichenor telephoned the Public Utilities Commission to report them.

Website

Jan Beck asked that the information distributed by Tom Wheeler be available on the website. Diane Hughes agreed to post a link to the Coarsegold Resource Conservation District site.

The meeting was adjourned about 12:15 pm. Lunch was served.

Respectively submitted:

Diane Hughes – Acting Secretary