

Flying O Ranch Community Association

Minutes for the Annual Owners Meeting

Saturday, April 2, 2005

The meeting convened at 10:15 a.m. at the Club House. Present were: Winnie and Debra Cullen (#1), John and Diane Hughes (#2), Dave and Debra Sprinkels (#3), Joe and Jane Latkovich (#5), Carol and Mike Wagner (#6), Lou and SA Davis (#7), Chris and Leslie Lovelace (#8), Jonathan and Denise Franks (#9), Barbara Sexton (#12), Steve and Nicole Wickler (#13), Bob Stone (#18), Mike Glass and Debra Slaybaugh (#19), Rick and Eileen Johnson (#20), Kimberly and Steve Taylor (#21), Paul and Andrea Bergman (#22), Mickey and Sue Rappaport (#24), Lane and Chris Wipff (#26), Steven Wyle (#27), Al and Sally Welch (#28, #17, #23), Ernie and Jan Beck (#29), Erin and Mike Ruiz (#30), Eric Elliott and Carol Wolf (#31), Karen Shore and Bob Slocum (#32), Al and Melinda Tichenor (#33).

Absent were: Rhonda and Steve Journeay (#4), Jim and Nancy Flynn (#10), Andy and Lynn Mitchell (#11), Elliot and Kathy Burke (#14), Art and Patricia Greenup (#15, #16), Kevin and Diane Meagher (#25), Martin and Beverly Buchnoff (#34).

The minutes of the 2004 Annual Owners Meeting were approved.

Lane Wipff, Chairman of the Board of Directors, gave an overview of the year's adventures on the Ranch. He offered thanks to the committee members who have worked to maintain the Ranch in numerous ways.

Lane Wipff encouraged owners to join the committee of their choice and participate in any way they like in the upkeep, maintenance and community of the Flying O Ranch. Lane further encouraged each committee to appoint a chair, or a liaison to the Board, who can keep the Board apprised of the committee's ideas, recommendations and activities.

A draft of the By-Laws were brought up for vote and passed. There followed some discussion on specifics of the by-laws, which gave rise to two amendments. Section 4 was amended to remove: "Only those parcel owners who are current with all dues, assessments and other charges established by the Association may serve on the Board or vote for Directors." The Board will establish fines for dues more than thirty days late, but participation in Ranch activities will not be affected by an owner's dues status.

Section 7 was amended to read: “Neither the Association nor any of its members shall take any actions that will knowingly jeopardize the Ranch's status under the Williamson Act.” “Will knowingly” was substituted for “may.”

These amendments passed. In addition, the Board was asked to add a clause to the By-Laws to include a means by which the By-Laws may be amended.

The Dispute Resolution Procedure (Arbitration Clause) was brought up for vote and, after some discussion, was defeated. The Board was asked to do another draft of the Arbitration Clause for renewed consideration.

Carol Wolf then began proceedings for the vote for Board members by thanking Chris Wipff for her idea that Board members should be nominated in advanced. It was determined that in future, all nominations for the Board must be made prior to the Annual Meeting. The floor was then opened for additional nominations, but there were no additional nominations. Paul Bergman announced that he and Mickey Rappaport will be running as a pair for a single Board slot.

The Board members for 2005-2006 are:

Paul Bergman-Mickey Rappaport

John Hughes

Barbara Sexton

Lane Wipff

Ernie Beck

After a break for voting, the meeting resume.

Lane Wipff announced that we still do not have a new insurer for the Ranch common areas and asked that anyone who could help with that matter.

Debra Slaybaugh passed out the financial package, and explained the ongoing work of the finance committee to update earlier Flying O budgets to come up with a new up-to-date operating budget for the Ranch. This work is still in progress. The budget for 2005 has been drawn up based on what was spent to run the Ranch in 2004.

John Hughes passed out a package detailing the Ranch's financial position, and warned that the reserve fund has not been updated since 1999 or even 1994, when some structures did not yet exist. The work to draw up a realistic reserve budget will continue through 2005. John warned that since current reserve numbers are not realistic, it is likely that, to maintain a realistic reserve fund, association dues will have to be raised.

The current budget was then passed unanimously.

Lane proposed an increase in dues of \$5/month to pay for an additional trash can on the north end of the Ranch. After some discussion, this was defeated. The Board will do additional research for exactly what size container is needed, and what it will cost.

Lane then asked for discussion on whether we should cancel the phone in the Club House, to save \$500/year. It was decided that for insurance reasons the phone should be retained another year.

The new owner gate code will be decided by the new Chair of the Board at the first Board meeting.

The meeting adjourned at 1 p.m. and the Owners went on to enjoy a delicious tri-tip and potluck organized by the Social Committee.

Respectfully submitted,

Carol Wolf

Secretary, Board of Directors

2004-05