

## Flying O Ranch Community Association

### Minutes of the Annual Owners Meeting

Saturday, April 1, 2006, 10:00 AM

Lane Wipff presided over the meeting. Owners representing the following 14 parcels: 5, 6, 8, 9, 10, 12, 18, 19, 22, 24, 26, 29, 32 and 33.

The Minutes of the 2005 Annual Meeting were approved. Lane then recapitulated the events and achievements of the past year and thanked the many people on and off the ranch who have contributed so much to our community.

#### **Volunteer Form**

Lane noted that all owners at the meeting received a Volunteer Form. The Association needs help in the Areas of Interest that the form lists. Owners should return the form indicating the activities in which they are willing to become involved, as well as their desired level of involvement. All of the activities are important to the Flying O's success. Indicating an interest or skill is not a commitment to a Committee – in fact, many of the Areas of Interest do not need the attention of a regular Committee. The plan is for the Board to use the list to identify owners who are available for activities as needed. If you did not attend the meeting or have not yet returned your Volunteer Form, Chris Wipff will be emailing out a copy that can be filled out and returned via email.

#### **Security Issues**

Lane's summary of security issues was followed by lengthy discussion of what constitutes a desirable level of security and how much we are willing to pay for it. No security measures were presented or voted on. The discussion was advisory, and the new Board will follow up as appropriate. There was a general consensus that trespassing has somewhat diminished in recent weeks, perhaps as a result of more frequent changing of gate codes.

Among the comments: Cautioning against thinking that even if we wanted to we could spend our way out of problems, Bob Stone mentioned that Yosemite Lakes Park has undertaken extensive security measures (e.g., armed guards, cameras) and still experiences trespassing and vandalism. Barbara Sexton mentioned that she and John Hughes have investigated putting cameras at the gates, and have learned that quality equipment is expensive and needs lighting. Chris Lovelace suggested that adding a deadbolt to protect the gates' arm mechanisms might be an inexpensive and easy way to deter trespassing and prevent damage to the gates.

## **Board Election Process**

For the first time, Board elections were conducted via ballots that were distributed and were to be returned in advance of the meeting, primarily via email. Ballots were returned from 27 of the parcels, and the new Board was elected. Congratulations to the 2006-2007 Board: Barbara Sexton, Sally Welch and the three teams: Mickey Rappaport & Paul Bergman, Debra Sprinkel & Debra Slaybaugh, Michael & Carol Wagner.

Everyone who attended the meeting expressed satisfaction with the process. The intent is to continue the process in the future, and try to prevent the few glitches that did occur.

## **CC&R Enforcement**

The owners who attended unanimously approved a proposal for adding a CC&R enforcement process to the By-Laws. In brief, the proposal that was approved calls for the Board to appoint up to 3 owners to a Panel that is to investigate CC&R-related complaints. The hope is that the panel will be able to resolve all or most complaints informally. If not, the panel will recommend an appropriate resolution to the Board, which retains final authority to rule on the complaint and decide on an appropriate action, if any is warranted.

The CC&Rs do not specify what percentage of parcels must vote on By-Law changes in order for them to be adopted. Nevertheless, the consensus was that as we are a single community any changes should be supported by at least a majority of parcels (17). Since only 14 parcels were represented at the meeting, ballots will be sent out to other owners (via email) asking them to vote on the proposal.

## **Financial Information**

John Hughes once again prepared a thorough set of financial records and explanatory narratives but was unable to attend the meeting, so Barbara Sexton reviewed the documents relating to the Association's finances, including the Proposed Budget for 2006, which had been distributed in advance of the meeting.

The owners unanimously adopted the Budget as proposed. The Budget anticipates revenues of \$38,920 and expenses of \$38,306. In the unlikely event that actual experience matches the Budget, the Association will end up with a small surplus of \$614 for 2006.

Barbara noted that the Association had a surplus for the year 2005 of \$3365. This was achieved through a number of economies. However, the Board deferred some maintenance items that will probably have to be dealt with in

2006. The surplus was added to the Replacement Fund, which is supposed to maintain a balance of \$50,000. The new Budget provides for an additional \$7000 to go into the Replacement Fund by the end of 2006, and if that happens the balance in the Fund will be \$41,368. Barbara acknowledged that it is likely that unanticipated expenses will reduce the amount that will go to the Replacement Fund.

The Budget for 2006 raises the monthly assessment from \$75 to \$85. In addition to hopefully allowing augmentation of the Replacement Fund and covering higher costs for a variety of services, the new budget recognizes that costs for insurance have increased greatly now that the Association has to provide for its own insurance needs separately from the Circle W.

The revenue side of the 2006 Budget assumed that owners have paid the monthly assessment of \$85 for the entire calendar year. In order to realize this revenue, the owners who attended the meeting unanimously voted to make the higher assessment retroactive to January 1, 2006. Therefore, owners who have already paid assessments this year should pay an amount equal to \$10 per month to the Association for each month's assessment they have already paid.

Again, the CC&Rs do not specify what percentage of parcels must vote for the Budget in order to adopt it. As before, the consensus was that the Budget should be adopted by at least a majority of the parcels (17). Since only 14 parcels were represented at the meeting, ballots will be sent out to other owners (via email) asking them to vote on the 2006 Budget and retroactive assessment increase.

### **Thanks, Lane**

Many parcel owners contributed to a gift for Lane Wipff, to thank him for his fantastic service as Board President. The gift was a certificate to Erna's Elderberry House. To prepare for the upcoming gourmet meal, Lane partook along with the other owners of the of the macaroni and cheese, ribs, dips and many other delicacies that were laid out as soon as the meeting ended.

The meeting adjourned at 12:30 PM.

Respectfully submitted,

Paul Bergman  
Board Secretary