

**Flying O Ranch Community Association**  
**Minutes of the Annual Owners Meeting**  
**Saturday, March 17, 2007**

The FORCA Annual Meeting of owners was held at the club house from 10:00 AM- 12:15 PM on March 17, 2007. Appropriately for St. Patrick's Day, the ranch was green and lush.

Debbie Sprinkel, Board Chair, presided over the meeting. Owners of 24 parcels were present, constituting a quorum. In addition to Debbie Sprinkel, all the members of the 2006-2007 Board attended: Debra Slaybaugh, Sally Welch, Barbara Sexton, Carol & Mike Wagner, Mickey Rappaport & Paul Bergman. In alphabetical order, the other owners at the meeting were Ernie & Jan Beck, Andrea Bergman, Elliott Burke, Wayne Cullen, Lou & S.A. Davis, Jonathan & Denise Franks, Jim Flynn, John & Diane Hughes, Rich & Eileen Johnson, Joe & Jane Latkovich, Chris & Leslie Lovelace, Susie Rappaport, Bob & Karen Slocum, Dave Sprinkel, Bob Stone, Stan Taylor, Al & Melinda Tichenor, Al Welch, and Lane & Chris Wipff. Hugh Bishop (ranch manager) and Steve & Deborah Wyle also attended.

The Minutes of the 2006 Annual Meeting were approved unanimously. Debbie Sprinkel then reviewed the events and achievements of the past year and thanked the many people who contributed so much to our community. Modesty prevents your Secretary from mentioning Deb's remarks about him. Well, modesty and the fact that she had nothing to say about him.

**Announcement of 2007-2008 Board**

Board elections were again conducted in advance of the meeting, via ballots that were distributed and returned primarily via email. Thanks to Chris Wipff for overseeing the process and Hugh Bishop for nudging recalcitrant voters and counting the ballots. All but one owner voted, an achievement that can only make election commissioners around the country drool. Debbie Sprinkel announced the members of the incoming Board: herself, Debra

Slaybaugh, Jan Beck, and the teams of Mickey Rappaport & Paul Bergman and Carol & Mike Wagner.

Owners validated the elections by signing Waivers either before or at the meeting stating that they do not wish to follow the onerous procedures for homeowner association elections set forth in Cal. Civil Code Sec. 1363.03. If you have not yet added your name to a Waiver and wish to do so, please contact Paul Bergman.

## **FORCA Finances**

Treasurer Barbara Sexton enthralled the crowd with a riveting analysis of 2006 income and expenses and the proposed 2007 budget. Barbara based her discussion on various statements that she distributed at the meeting setting forth FORCA's financial condition as of the end of 2006 and through Mar. 15, 2007. The bottom line is that FORCA is financially sound.

The owners unanimously adopted the 2007 Budget as proposed. The Budget anticipates revenues of \$40,020 and expenses of \$39,481. The expenses include a proposed addition of \$5000 to FORCA's Reserve Fund. The Reserve Fund's current balance is around \$48,700 (almost all in interest-earning CD's), so the budgeted addition to the Reserve Fund would raise FORCA above the current target of \$50,000.

A few of the financial highlights:

1. FORCA'S revenue comes primarily from monthly assessments, and virtually all owners' assessments are current. Other recurring sources of revenue include the cattle lease and interest.
2. FORCA'S' largest single expense is insurance. (This may explain why so many of the large buildings that beautify US cities have the names of insurance companies on them.) Road maintenance, general ranch maintenance and utilities are other large recurring expenses.
3. Assessments for 2007 are the same as for 2006.

## **EQIP (Brushing/Spraying) Program**

Ernie Beck mentioned that the current EQIP program, which allows owners to have their parcels brushed and a year later sprayed on a 50-50 cost sharing basis, expires in 2009. Ernie will contact the owners of the last three parcels that are eligible under the existing contract for brushing in 2008 and spraying in 2009 to find out if they intend to participate.

Owners who have not participated in the EQIP program may be able to have their parcels brushed and sprayed in 2009 or after on the same cost-sharing basis. Owners have to apply to the County for funding individually, though at present the level of funding is uncertain. Please contact Ernie to get the ball and eventually Joe Middleton's bobcat rolling.

### **MapQuest-ion**

A few owners reported that MapQuest may be advising drivers to use Flying O Ranch Road as a route between Road 200 and Hwy 41. Since our road is not open to the public, the new Board will investigate and if warranted seek to delete Flying O Ranch Road from MapQuest. (Alternatively, we might seek revenge on MapQuest by reporting that we've re-named our road the "405 Freeway.")

### **Miscellaneous**

The packets that owners received at the meeting included a form listing volunteer activities such as overseeing the barn and helping to create a FORCA website. If you want to participate and need a copy of the form, please contact Debbie Sprinkel. Also contact Debbie if you know why the form includes the activity "communications;" neither she nor anyone else at the meeting knew what that term means.

The same packet also contained an updated Emergency Contact Sheet. Please arrange to pick one up if you missed the meeting.

Mike Wagner is in the process of updating the Owner Roster. If you've changed your email address, home address, cell phone number, eating habits etc., the Dept. of Homeland Security undoubtedly knows about it but Mike may not. Please let him know.

To discourage the bear from renewing its raids on the north gate dumpster, please do not put trash in the dumpster until the morning of trash collection day, which is Thursday. Also, don't hang a calendar on the dumpster where the bear might be able to see what day it is.

As specified in the CC & R's, owners are reminded to contact and obtain the approval of the Design Committee before embarking on projects such as finalizing construction plans, digging ponds, building fences, etc.

The owners who have been cleaning the clubhouse were invited to submit a proposal to the new Board for spending the approximately \$500 that they saved FORCA in 2006 by replacing the cleaning person. The 2007 budget recognizes this saving by setting aside \$500 for a clubhouse improvement proposal that the Board approves. Lesley Lovelace suggested an awning over the clubhouse windows, and she will furnish the Board with a cost estimate. In the context of the clubhouse discussion, it was also suggested that the Board consider installing a safety railing around the deck. (See previous reference to insurance.)

Susie Rappaport reviewed the state of human learning with respect to Italian thistles, and conducted a show-and-tell by comparing the leaves of a good native thistle (yay) to those of a noxious invading Italian thistle (hiss boo). Susie suggested alternatives for mapping and destroying Italian thistles, and stressed that the problem is one that affects the entire ranch and that all owners should be prepared to confront for a number of years. Because of Susie's efforts, help is available both from the County and the US Forest Service.

Remember not to drive more than 20 mph on ranch roads, and not less than 60 mph if I'm behind you on Hwy. 41.

Respectfully submitted,

Paul Bergman

Board Secretary