

Flying O Ranch Community Association
Minutes of the Annual Owners Meeting
Saturday, 15 March 2008

The Annual Meeting of owners was held at the clubhouse from 10:00 AM- Noon. The ranch was green, the clubhouse pond was full to overflowing, and except for a brief hailstorm the sky was crystal clear. All in all, a beautiful day for baseball. But I digress.

Debbie Sprinkel, Board Chair, presided over the meeting. Owners of 21 parcels were present, constituting a quorum. In addition to Debbie Sprinkel, all the members of the 2007-2008 Board attended: Debra Slaybaugh, Jan Beck, and the teams of Carol/Mike Wagner and Mickey Rappaport/Paul Bergman.

In alphabetical order, the other owners at the meeting were Ernie/Jan Beck, Andrea Bergman, Wayne Cullen, S.A./Lou Davis, Jonathan/Denise Franks, Mark Glass, Diane/John Hughes, Joe Latkovich, Lesley/Chris Lovelace, Stephanie Pastor, Susie Rappaport, Barbara Sexton, Karen Shore/ Bob Slocum, Dave Sprinkel, Kim/Stan Taylor, Al Tichenor, Sally/Al Welch, Chris/Lane Wipff and Carol Wolf. Hugh Bishop (ranch manager) also attended the meeting.

With laser-like precision, 2 owners entered the clubhouse during the barely-discernable interval between the announcements "meeting adjourned" and "lunch is served." On this Saturday, the clubhouse was more crowded than the Wheel of Fortune machines at the Chukchansi Casino, and our food was better.

Year in Review

The Minutes of the 2007 Annual Meeting were unanimously and enthusiastically approved. Debbie Sprinkel then reviewed last year's noteworthy achievements. The railings and benches that Chris Lovelace recently built on the clubhouse deck passed their maiden voyage with flying o colors. With the help of Hugh and various owners we replaced two damaged culverts, painted the ranch

manager's house, installed new gutters on the barn, repaired the cattle guard off Road 200 and started the FORCA website. Martin Buchnoff continued to keep the lower ranch access road in good shape. Paul Bergman learned how to use a chain saw and cut down dead trees, though not in that order. Collectively, we probably killed off more Italian thistle than all of Italy. One unfinished item: the bear-proof dumpster for the north gate remains on order. A danger exists that bears will swear off garbage by the time it arrives.

Announcement of 2008-2009 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 to Hugh Bishop for counting the ballots.

Congratulations and thanks to the new Board: Jan/Ernie Beck, Jonathan Franks, Cam Ireland, Barbara Sexton and Chris Wipff. Perhaps the new Board will be willing to take up Paul Bergman's proposals that the local casino be re-named the No-Chancey and that FORCA become the first association with dirt roads to install signs along the roads saying "No Parking on Alternate Wednesdays- Street Cleaning."

FORCA Finances

Treasurer Jan Beck's fascinating analysis of 2007 income and expenses and her review of the proposed 2008 budget brought the crowd to its feet. Jan had to forcefully remind everyone that it wasn't lunchtime yet. Turns out that FORCA had a much better year than most Fortune 500 companies. The budget was balanced, and we have a reserve fund of about \$50,000 in addition to about \$11,000 in a current account for expenses. No increase in the monthly assessment is needed. The owners unanimously adopted the 2008 Budget as proposed.

The financial reports are posted on the owners' pages of the FORCA website.

EQIP (Brushing/Spraying/Erosion) Program

Madera County's existing EQIP program has expired. Under EQIP, owners and the county split the cost of brushing, spraying to deter new growth, and soil erosion remediation. Owners who did not participate in the recently-expired program can apply individually to be part of a new program if and when the county decides to fund one. Contact Ernie Beck if you are interested. You are not committed to participating if you apply.

A Thistle Epistle

Susie Rappaport held up a large baggie containing a noxious green leafy substance that grows all over the ranch. Paul Bergman's visions of a new cash crop were dashed when Susie said that the baggie contained Italian thistle. Susie reminded everyone that Italian thistle threatens the ranch's grazing potential, and that a committee is in place to consider ideas for eradicating it or at least controlling its spread.

Steps that owners should take on their own parcels include hand-pulling thistles before the flowers appear, and once they do appear cutting off the flower heads to stop them from spreading seeds. If they get a county license, owners can spray with Transline, which targets Italian thistle. Contact Susie for information on how to get a license and use Transline safely. Spraying with Roundup is another possibility; no license is needed but even more care is needed because Roundup is a general purpose herbicide. Both are potentially hazardous and neither should be used near groundwater or me.

Miscellaneous

If you change your email address, home address, cell phone number, dietary habits etc., the Dept. of Homeland Security undoubtedly will know about it but Mike Wagner may not. Please let him know so that he can keep the Owner Roster up to date.

Mark Glass reminded owners that Cal Fire (nee CDF) requires 100 feet of clearance around houses and that it is fond of making

unannounced inspections. Contact Mark if you want him to check your home site for safety and compliance.

Lesley Lovelace asked owners to recycle responsibly. The bins at the clubhouse are for glass, plastics and cans. But please, don't toss in dirty/broken bottles or garbage (the latter is a real health hazard and may confuse the bear).

Al Tichenor mentioned that state law allows owners to install manufactured houses on their parcels, but that our CC & R's impose additional requirements such as solid foundations. Owners should contact the Design Committee before putting any structures on their parcels.

Apres Meeting

After the meeting, owners and friends (including Tom Wheeler and Janice) enjoyed lunch and each other's company. FORCA supplied tri-tip and the rest was potluck. One salad was particularly delicious, though when it was time to leave Susie couldn't find her baggie of thistle.

Instead of the traditional Easter egg hunt, how about using part of Easter Sunday to hunt for an Actual Pedestrian in Oakhurst?

Respectfully submitted,

Paul Bergman
Board Secretary