

## **Flying O Ranch Community Association**

### **Minutes of the Annual Owners Meeting Saturday, 28 March 2015**

Board president Debra Slaybaugh (# 19) called the meeting to order at 10:10 AM, and no mean feat that was. Constituting a quorum and a fun crowd to boot were:

Wayne Cullen (# 1), Diane and John Hughes (# 2), Deb and Dave Sprinkel (# 3), Joe and Jane Latkovich (# 5), Mike Wagner (# 6, 8), S.A. Davis (# 7), Liz Cheadle (# 12), Sally and Al Welch (# 17, 23, 28, Park Place and Boardwalk), Andrea and Paul Bergman (# 22), Susie and Mickey Rappaport (# 24), Steve Wyle (# 27), Karen and Bob Slocum (# 29, 32), Karen Sadler (# 30) and Al Tichenor (# 33).

#### **Yada, Yada, Yada**

The owners demonstrated amazing powers of recall by unanimously approving the Minutes of the 2014 Annual Meeting. Here's hoping that this year's Minutes are as memorable.

Officially welcomed onto the Board were Karen Sadler and Liz Cheadle. The owners expressed gratitude (perhaps too much gratitude) for their willingness to take over for Joe Latkovich and the team of Rappaport/Bergman.

This is the latest but probably not the last plea to owners to put ranch stickers on cars. They are available from Clayton Medovitch, who has to devote too much time to following sticker-less cars to make sure that trespassers are not behind the wheel.

Also in the category of "latest but probably not last" pleas is this request for owners to advise guests to drive slowly on the roads. Curves, hills and speed combine to make the roads dangerous for walkers, horse riders and cows, and threaten to turn the gravel on our roads into an expensive Endangered Species.

#### **2014 in Review**

In accord with ancient Flying O ranch wisdom, Debra provided an overview of a rather serene 2014 (on the ranch, not at the Chukchansi casino). The primary happenings were these:

- \* Repairs and updates were made to the ranch manager's house, though the cause of its poor water quality has not yet been determined.

- \* FORCA purchased a variety of handy tools.

- \* Sierra Tel. saved us lots of \$\$ by re-grading and re-graveling the roads that were affected by its cable-laying project.

- \* Squirrel Busters filled in lots of damaging holes on the common parcel.

Debra also thanked Deb Sprinkel and Al Tichenor for overseeing gate codes and remote clickers; Sally and Al Welch for loaning out their tractor and organizing the Oktoberfest party (not on the same night); Susie Rappaport for organizing social gatherings during some of the other 11 months; and Chris Wipff for again overseeing the Board election process.

## **Finances**

Treasurer John Hughes gave such a clear and riveting overview of FORCA finances and the 2015 Budget that many in the crowd must have been left feeling sorry for themselves that they weren't Treasurer. Sorry folks, you have to wait at least another year. John's presentation concluded with unanimous approval of the 2015 budget and heartfelt gratitude to John for his wonderful work.

A few of the highlights that John mentioned:

Revenues will be slightly down in 2015 because owners representing 18 parcels paid 10% less dues by paying the entire year's dues in January.

2015 expenses are projected to be somewhat less than in 2014, so even with a bit less revenue the budget anticipates a transfer to reserves of about \$2000.

The Reserve Fund is in good condition. As of the end of 2013 the balance was about \$74,500; by the end of 2014 it stood at around \$80,000. (Greece must be so jealous.)

The budget includes a line item for "Improvements." Three nominations for a 2015 improvement included a modern and more secure system for controlling the ranch gates; fixing the messed-up roadway that goes past the Obringer house to the north gate; and a water treatment system for the ranch manager house. A new Board Secretary for 2015 will undoubtedly be an improvement, but not a budgeted one.

## **New Business**

Al Tichenor discussed some of the finer points of keeping track of who has remotes and which ones need to be de-activated. Al needs to know when a remote is transferred from one person to another. If he cannot link an outstanding remote to a current owner, he will de-activate it (the remote, not the owner). Owners who need a remote can purchase one from Clayton for the everyday low price of \$25; contact Al and he can activate it immediately (the remote, not the owner).

Deb Sprinkel revealed the new Quarterly Gate Code; it is (Censored).

With Mark Glass on BBQ duty, Debra asked owners to let him know if they are amenable to allowing him and the fire fighters he is training to cut down a dead tree on their property. Anyone know where a dead tree might be found?

Debra called for Other New Business, but Other New Business failed to respond. Thus, the meeting was adjourned at 11:35 AM.

## **Apres Meeting**

Immediately (and I mean immediately) after the meeting owners and a few guests enjoyed a fabulous lunch. Thanks to Mark “Medium Well” Glass for preparing the tri tip and the owners for a great array of dishes.

Respectfully submitted,

Paul Bergman  
Board Secretary