

Facilities & Maintenance

Consider policies and look into questions regarding facilities and equipment on the Flying O Ranch, including:

In each of the categories below, we need to:

- Determine the role of the Ranch Manager
- Develop a vendor list (consultants, skilled operators, equipment, materials)
- Revisit historic costs, predict future maintenance and replacement costs and develop budget recommendations
- Keep owners informed
 - Use web site or email to inform owners about current projects and affected access

Road/culvert maintenance

- When to re-grade road
- When to re-gravel road
- When to repair/replace culverts
- When to add culverts

Barn/tack room maintenance

- What/when required
 - Painting
- Interface with Barn Committee

Ranch Manager's home/well maintenance

- What/when required
 - Painting
 - New rugs
 - Appliances
 - Periodic repairs

Pond maintenance

- Chemical maintenance in the past
 - Costs
 - Success?
- Other forms of treatment
 - Aeration?
- Stocking fish
- Structural concerns
- What to do when the pond dries up
 - Remove dead matter (smells)
 - Dredging

Electric gates

- Communicate emergency opening procedures to owners
- Periodic maintenance
- Code security
 - Methods for changing codes
 - Communicating code changes to owners and vendors
 - What about continuing but only periodic use vendors such as UPS or FEDEX?

Security/safety patrolling

- Ranch Manager or designated owner(s)
- Check for illegal entry
- Check for visible damage, running water, forgotten utilities

- Inspection after violent/freezing weather for downed trees, broken pipes, etc.
- Should the Ranch Manager have duplicate keys (home and/or gate) for emergency access?
How to keep them secure?

Trespassing

- Security camera (real or fake) taking pictures of license plates?
- Discuss with sheriff the possibility of citing trespassers?
- A sign that says we're taking license plates even if we're not?
- List everyone's vehicles/picture/license plate on website?

Common Area burn permits

- Ranch Manager?

Co-op purchasing of services/supplies

- Liability Insurance
- Home cleaning
- Pest control
- Grading and graveling private driveways
- Brushing
- Propane
- Hay

Co-op purchasing of equipment that can be shared

- Log splitter
- Weed trimmer
- Tractor

Part time handiman, paid individually, hired collectively; for general use, ease of hiring.

Grazing

Consider policies regarding grazing, oversee the cattle grazing contract, and consider the current questions and concerns regarding owners grazing their animals.

Define the question

- Determine how many owners would like to take advantage of grazing on the "cattle easement" and how many animals (other than cattle) are involved
- Concerns of horse riders and other owners not in favor of open grazing of horses
- Current leasing arrangements
 - Income from lease
 - Costs of fence maintenance borne by lease holders
- Promises made or inferred in the CC&Rs or in discussions with the developers
- What are the Implications of any precedents for future owners who may have different needs or desires

Collect data

- How can we best promote "environmental stewardship" that protects the interests of all owners whether they own livestock or not?
- Importance of commercial grazing in protecting our Williamson Act contract (reference the Franks AB 1492 snafu)
- Data on importance of grazing and fuel control
 - Verify this with Tom Wheeler: the Circle W has access to reduced-price brushing programs (EQUIP Program?) that are attached to their grazing operation. If they leave

the Flying O and lease another site, they will take the program with them. What are the implications? Costs?

- Data on grazing combinations of animals
- Data on safety issues for human riders up against a horse's "herd" behavior
- Interview Tom Wheeler and Larry Myers of the Circle W
- Interview local ranchers who run both cattle and horses
- Collect opinions from owners who want open grazing and ones who do not
- Increase usefulness of land for grazing by adding water troughs kept filled in summer? (Perhaps leading to longer grazing, or increasing price of lease)

Report and vote

- Make a report to the Board, encourage final input from the "interested" parties and then submit a summary of the information to all owners who will then vote on the issue

Club House

Consider policies and look into concerns and ideas for the use of the Clubhouse, including:

Developing an annual budget

Policies

- Clubhouse use as overnight shelter
- Clubhouse use for private parties
- Storage of materials for events in the future
- What to do with left-over party supplies/food/drink

Encourage social events

- Coordinate with Social Committee
- Pub night

Scheduling

- Set up interactive scheduler on website

Supplies

- Toilet paper
- Paper towels (bathroom and kitchen)
- Cleaning supplies
- Basic supplies for ranch-wide events

Equipment

- Provide extra tables, chairs
- Select which owner discards to keep in clubhouse
- Kitchen equipment/dishes

Maintenance

- Professional cleaning
- Encouraging owner cleanup
- Periodic clean-out of refrigerator
- Review existing maintenance budget, develop a history and revise if needed

Legal

Legal obligations of Homeowners Association

Liability and insurance issues

Williamson Act developments

- History of county/developers interaction
 - Interview Tom Wheeler and Stephen Wyle
 - Collect documents relating to original contract
- Possible conflicts with governmental agencies in the future
 - Find allies
 - Set up bulletin board/clearinghouse on web site

Web Site/Newsletter

The first order of business is to transfer the website to a local server and then to consider the policies for, and to maintain, the Flying O web site.

Paid web-master to maintain a functioning site?

Sharing official news

- Board meeting minutes
- Owner meeting minutes
- Committee recommendations
- Williamson Act concerns and reference links

Scheduling of events/clubhouse

Special interest groups info

Recommended local vendors/resources

Bulletin board

Local weather and webcam

Maps of Flying O and approaches from LA/SF

Social

Do a survey of the owners and find out interests and talents. Who would like to share/teach and who would like to learn? Who would just like to have fun and enjoy the company of other community members?

Possible interest groups

- Photography
- Basket weaving
- Other arts and crafts
- Music
 - Singing
 - Dancing
- Wine tasting and touring
- Local history
- Local places of interest
- Hiking
- Horseback trail riding
- Dining in the mountains or Fresno

- Parties
- Club Night
- Etc.