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> MEETING MINUTES **FEBRUARY 28TH, 2016** BY LIZ CHEADLE

The meeting was called to order at 9:00am on Sunday, February 28th. All Board members (Slaybaugh, J. Hughes, L. Wipff, Cheadle and Sadler) participated, either in person or telephonically.

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> The minutes of the January 10 meeting were approved as amended.

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> Ranch Manager's report:

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> Clayton has cleaned out the shed behind his house and organized it, clearing out a major rat infestation. He needs to make one more trip to the dump. As well, the well at ranch manager's house failed and some connections therefore had to be replaced, but the well is now -- well, "well." (Sorry, I couldn't resist.)

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> Meanwhile, Clayton loves his new chainsaw; he's already used the sharpener several times, saving us time and money, since he doesn't have to drive to Oakhurst every time it needs to be sharpened. He is also working on cleaning the culverts, doing brushing around the barn, and will be repairing the rain gutter.

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> A bypass road was created for installation of the new cattle guard. A slight downward tilt in the new cattle guard will make it easier to clean out and the low side will be trenched to avoid water collection.

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> It's unfortunately shaping up to be a bumper crop year for Italian thistle, which is loving the rain. Clayton has learned about a new product from one of his horseshoe clients who works for the Department of Agriculture -- it's apparently a less aggressive form of Round Up. Clayton and Lane will get more information and investigate obtaining the product for use on the Common Parcel.

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> The squirrel population is going crazy and the critters are getting more clever and sophisticated. They have been carefully digging under and around traps and scatter quickly when they see Clayton approaching, especially when he has his bow and arrow in hand. On the good news "critter" front, the four legged lawn mowers are doing a great job with all the new grass.

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> Clayton asked that owners be reminded to put Flying O decals on their front and rear bumpers so he can better monitor who belongs on the ranch and detect guests and trespassers. He's got the decals and will provide them to you for \$1.00 each. When you get your new vehicles, don't forget the decals!

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> With respect to the north gate, the safety loops have been installed and are now connected electronically. Lane will next follow up with Precision Paving about getting the road repair work beyond the gate done.

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> Financial report:

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> John reported that 19 parcels took advantage of the annual discounted "pre pay option"

and are paid up for the year. A number of owners are slightly behind; eight owners need a gentle reminder and one needs a phone call. We have a total of \$8,265 in receivables, plus late fees.

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> The cattle lease has been paid for the year.

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> We currently have \$143,000 in the bank. We didn't spend much last year because of the drought, but are now getting more work done. Our biggest expenses so far this year have been Directors' E&O insurance, trash, and the road.

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> We then had a long conversation on the scintillating subject of trash. The south dumpster on Circle J Ranch Road is considered to be on a commercial route and therefore qualifies for a commercial rate of \$163/month. On the other hand, the north dumpster, inside the gates, cannot qualify as being on a commercial route and is considered to be done "by special request," even though that "special request" is a standing weekly order. We are therefore charged \$360/month for that dumpster and have never figured a way around that definitional problem. Meanwhile, the County of Madera has finally adopted a recycling requirement. We are mandated either to add an additional bin for recycling or to provide a letter assuring the County that our owners are taking recyclables off the ranch to recycling centers or bins. We agreed that, given the differential cost structure, it made the most sense to try to place an additional dumpster on the south end (but not the north end) for recyclables. Lane will look into the feasibility of that option as far as space for a third dumpster. We aren't sure what the cost will be, and will need to evaluate that, but are all very excited at the possibility of recycling on the ranch.

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> John has a draft of the annual report and will work on a budget for the Board to consider prior to the owners' meeting on April 9th. He will also get the taxes paid by then. John had plans to go to H&R Block in the next month, but Debra has a good small business accountant and will get him her contact information to John as an alternative.

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> We discussed whether, given our funds on hand, we might consider dropping 2017 dues by \$10 per month. We concluded that, given our goals of doing a gate/security system upgrade and the need to do deferred maintenance this year, we should keep the dues where they are at \$95/month, but suggest to next year's Board that they look at the issue again for 2018.

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> With respect to the website, John has concluded that DropBox and Sharing unfortunately won't meet our needs. Our website provider will now permit us to repost on the Flying O website, but that hasn't happened yet. (Too much to do, too little time!)

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> Debra has not heard back from our attorney about our questions for an opinion regarding the dues structure and gate ownership issues and will follow up with him next week.

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> Chris Wipff and Sally Welch will be asked, as the Grazing Committee, to work on a new cattle lease for 2017. We have retained the lease with the Wyles out of loyalty, and they have treated us very well over the years, but others are apparently also interested in leasing the property and it is appropriate for us to understand and consider other options.

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> We will ask Susie Rappaport if she can help organize the annual meeting and potluck feast. Lane let us know that Chris is willing to do the nominations and ballot. Thank you to all volunteers!

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- > With that, the meeting was adjourned at 10:05am.
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- > Respectfully submitted,
- > Liz Cheadle, Secretary