



FR HOA Board Meeting Minutes

August 3, 2016

I. Call to order

Jeff Nelson called to order the regular meeting of the Falcon Ridge Home Owners Association at 6:30 PM on August 3, 2016 at Falcon Ridge HOA Clubhouse.

II. Roll call

The Board reviewed conducted a roll call. The following persons were present: Jeff Nelson (JN), Todd Stanley (TS), Rick Maner (RM), Laura Barker (LB), Kurt Doyle (KD) and Kathy Hartman (KH) from the Tiehen Group.

III. Approval of minutes from last meeting

The Board reviewed the minutes from the June 1st, 2016 meeting. The minutes were approved with a motion from RM and seconded by JN and approved unanimously.

In addition, action and reviews of the email approvals by the Board were reviewed that occurred between June 1 and August 3rd, 2016. The following are a summary of the email transactions:

- **Board reaffirmed that Garage Sales and Garage Sale signage shall only be permitted within the pre-approved times designated. Notification to the homeowners should be sent alerting them to the violation.**
- **Low hanging trees in the neighborhood has been brought to the Board's attention and it is the responsibility of the homeowner to correct. Notifications can be sent out for problem areas.**

- **Delayed trash and recycling pick up was addressed. Tiehen Group alerted Deffenbaugh to mitigate delays and notifying us if any delays are known ahead of time so communications can be sent out to the homeowners.**
- **Redbud Pool – a multiport valve needed to be replaced costing \$250 and repair was undertaken.**
- **FR Estates had flowers run over by a car damaging ½ of the flowers so replacement flowers were ordered and replaced.**
- **Entry Falcon Ridge Drive – Placement of the AT&T junction box was moved approximately 20 feet to accommodate better location for the entrance.**
- **Underage pool entry – the HOA received a response letter from a homeowner who was allowing underage children utilize the pool with no adult supervisor after they were sent a letter reminding them of the pool rules. Decision was made to maintain current rules and acknowledge receipt of the letter with no further action.**
- **Blacktop repair – the parking lot blacktop repair in front of the FR Clubhouse was addressed and reviewed that we offered \$2,000 toward the cost of the repair with Great Life. Repair date is still unknown.**
- **Catering Contract with Great Life – Great Life contract for pool catering was implemented and approved.**
- **Email reminder to Homeowners - 224 emails were sent regarding the HOA Golf Social and other upcoming HOA events. \$100 was approved for gold tournament prizes.**
- **HOA reviewed the proposed events for the 2016 season and budget. The total social budget is \$16,000. \$11,000 was earmarked for the Hayride and Holiday Social and the Summer Family Event. We expect to carry a balance of \$2,000 to \$3,000 for any remaining events.**
- **Revised HOA By-Laws – approval was granted to amend the bylaws as suggested by legal counsel to comply with the Kansas HOA act. Legal fees were approved for payment of services rendered.**

IV. Open issues

The Great Life catering contract required an indemnification agreement with the HOA, a copy of the agreement was supplied and reviewed.

V. New business

- a) Social update: Luann George has stepped down as Chair of the Social Committee, but she will remain handling the pool and clubhouse duties. Discussion was held as to who would fill her role on remaining events. The Wine Tasting will be chaired by JN and the Summer Family event by LB. Motion was made to approve funds for the Family Event in a combined manner with the previously planned Adult Party by JN and seconded by RM and approved unanimously. Additional discussion was held about communication pathways for informing homeowners about different events. The HOA would ideally like to limit the printing and paper cost of the mailings and augment with electronic updates, but the proper method has not been finalized. The various options of Facebook, Twitter, email, website and others were discussed. Motion was made by JN to have LB administer the HOA Facebook page and seconded by KD. All approved with the exception of TS. The issue will be reviewed at the next meeting.
- b) Other Business: The Board was updated on the financial reports and the timing of the meeting did not allow for the most recent update to be reviewed so the next meeting will allow full reconciliation for the Board.
- c) Delinquent fees – the current list was reviewed and the Board was updated as to the most recent letters sent via our Legal firm as to notice of liens for non-payment of dues. Additional discussion around possible other actions was discussed including removal of trash cans, but additional actions will be tables until the next meeting.
- d) Pool repair (Redbud) – an update was provided on the pool repairs completed and also new updates on the roof estimate were provided for both pools. The motion to approve \$1,480 to repair the Redbud roof and \$1,600 for the clubhouse pool rook was made by TS and seconded by JN and approved unanimously.
- e) Tennis Court Update – TS updated the group on various options being explored and pictures provided of other area HOA options was discussed. Additional updates will continue to be explored and provided for the next meeting.
- f) Grounds – AT&T sod replacement was discussed and what homeowners can do to seek additional help if they are not satisfied with the repair. Tree cutting

requirements will be checked with the City of Lenexa as to proper clearance with other property.

- g) Architectural – The Board was provided with an update on the new process for approval for roofs, landscaping and other updates and overall the email approval process works well and the results are timelier. For the next meeting, the Board will review the guidelines for basketball courts, sport courts, playhouses and temporary basketball courts to make certain they are current to handle new designs,
- h) Clubhouse Chairs – many of the chairs in the clubhouse are in need of repair and TS will look to repair for a short term fix but a longer term solution will be discussed at the next meeting.

JN made the motion to adjourn, seconded by RM and approved unanimously.

Minutes submitted by: KD

Minutes approved by: [Name]