



FR HOA Board Meeting Minutes

December 7, 2016

I. Call to order

Jeff Nelson called to order the regular meeting of the Falcon Ridge Home Owners Association at 6:14 PM on December 7, 2016 at Falcon Ridge HOA Clubhouse.

II. Roll call

The Board 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 October 5, 2016 meeting. The minutes were approved with 2 minor syntax corrections. A motion was made by TS and seconded by RM and approved unanimously.

In addition, action and reviews of the email approvals by the Board were reviewed that occurred between October 6, 2016 and December 7, 2016.

Financial Review:

The Board again reviewed and discussed the current delinquent dues list provide by KH. The Board discussed more stern actions and the impact on long term delinquent fees to the budget. The Board instructed KH to explore necessary legal actions with their lawyers and consider court motions. The Board will continue to review the list at every meeting and initiate action more quickly. The Board will inform KH of any action to be taken if payment is outstanding greater than one payment cycle and then begin enforcing fines. The Board discussed at the next meeting to draft guidelines for fine initiation.

Overall spending projections were under budget according to the December 6, 2017 report. RM made a motion to approve, seconded by JN and approved unanimously.

Pool/Clubhouse:

Clubhouse furniture replacement was also discussed and TS provided pictures and cost estimates for sofa and chair.

Option #1 – purchase new sofa for \$1,100, replace 2 leather cushions on existing sofa, and new chairs for the tables

Option #2 – replace all 16 chairs for \$70 each, and replace 2 leather cushions on existing sofa

The Board reviewed the option and recommended option #1, but allocated \$3,000 with a 10% variance to be approved via email once final costs are provided with delivery charges. JN made a motion to accept, seconded by RM and approved unanimously.

An ongoing maintenance issue with the clubhouse toilets is causing service calls and called attention to how to manage ongoing maintenance issues. The dishwasher also needed repairs as well and requires service calls.

The Board discussed exploring installing a keypad for clubhouse entry. In addition, cleaning on a regular basis was discussed and the Board recommended to KH to explore bids to also include carpet cleaning on a regular basis. This issue is to be discussed at the next meeting.

The Board also discussed an online scheduling system and how best to implement. This will also be discussed at the next meeting.

A few windows in the clubhouse have shown signs of window seal leakage and need repair. The Board instructed KH or JN to try and locate warranty information.

Tennis Court Update:

TS updated the Board on the Tennis Court committee meetings held so far. The overall feeling from the committee and several residents was to not replace the tennis courts in its current form. The Board discussed a survey be undertaken to perhaps vote on the top 3 options for the space, which may include reducing the space or eliminating it

Grounds:

KH presented to the Board a report from Bartlett Hauber Landscaping on the cost estimates for the overall needs related to trees, shrubbery and plantings for all the common areas. Board approval at the next meeting will be necessary for implementation of the plan or parts of the plan.

KH also presented to the Board a packet of all the plats, common areas and entrances with pictures to show what is needed and the current condition of each space for update.

The trees in some common areas at the main entrance and other areas need replacement. Irrigation is not covering all the common areas so that situation may have to be addressed by the landscaping budget for new trees to be watered. RM made a motion to allocate \$10,000 per year for ongoing updates to the items in the report, JN seconded the motion and approved unanimously.

Landscape and maintenance expenses related to the putting green at FR Estates was reviewed. KH provided cost estimates for artificial options (\$17,000) versus current upkeep options. TS made a motion to stop all maintenance and let the putting green be abolished. No second was made and no motion died. The Board would like to get feedback before making a decision, perhaps a discussion at the annual meeting. KD made a motion to send a resident email to analyze how we use the putting green, does it have value, and how important is it to your neighborhood satisfaction. RM seconded the motion and approved unanimously.

Social:

The annual holiday party is scheduled for December 2, 2016. The Board wanted to make sure all notices indicated it was 'Adult-only'.

Architecture:

The Board noticed some neighbor approval forms were not being completed correctly. KH to inform committee to make sure the right form is submitted before approving and it contains neighbor's signature indicating approval.

New business

With the recent announcement from Great Life that they plan to take Falcon Ridge Golf Course private, various questions from residents have been put forth. JN has agreed to discuss with Great Life as to the timing and future plans of the course and how it may or may not impact residents. A report will be made by the next meeting if the discussion happened by that time.

Next Board meeting was decided to be moved to January 25, 2017 at 6 PM.

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

Minutes submitted by: KD

Minutes approved by: [Name]