



## **FR HOA Board Meeting Minutes**

June 14, 2017

### **I. Call to order**

Todd Stanley called to order the regular meeting of the Falcon Ridge Home Owners Association at 6:40 PM on June 14, 2017 at Falcon Ridge HOA Clubhouse.

### **II. Roll call**

The Board conducted a roll call. The following persons were present: Todd Stanley (TS), John Storey (JS), Laura Barker (LB), Kurt Doyle (KD) and Kathy Hartman (KH) from the Tiehen Group. Shawn Blume was unable to attend.

### **III. Approval of minutes from last meeting**

The Board reviewed the minutes from the April 7, 2017 meeting. KD made a motion to approve, seconded by TS and approved unanimously,

#### Financial Review:

The May 2017 report motion to accept was made by TS, seconded by JS and approved unanimously. The Board again reviewed and discussed the current delinquent dues list provide by KH. Overall, the number of delinquent cases is going down and KH provided updates on the older cases being resolved. The Board will continue to review the list at every meeting and initiate action more quickly. The Board discussed at the next meeting to draft guidelines for fine initiation, including door hanger notices, lien fees, revoking of pool keys, and revoking rental agreement options. Guidelines are required to avoid the long outstanding issues with no payment. The motion to move forward on collecting late fees was made by KD, seconded by TS and approved unanimously.

#### Pool/Clubhouse:

Discussion around the cleaning issues and process for determining when and how the clubhouse is checked post rental was reviewed. The process needs further details to determine if it is being followed. TS was going to follow up with Luanne George to determine if guidelines are being followed and how.

The question of security options for the clubhouse were discussed and pool area were discussed in detail. A motion to secure at least 2 bids was made by TS, seconded by KD and approved unanimously

Discussion also took place around the wording of pool rules and do they need updating. KD was to review and redline any possible changes to the signage required.

#### Tennis Court Update:

No issues or update reported.

Grounds:

KH updated the Board on trees needing to be removed at various spots and how and when to replace the trees was discussed. Cost options need to be discussed and a review of the trees to determine if replacements are needed for the overall appearance of the common areas.

The Emerald ash borer problem was also discussed, especially as it relates to the prevalence along Falcon Ridge Drive. Decision was made to include the City of Lenexa's guidelines for tree reimbursement planting to the next newsletter was made.

[https://www.lenexa.com/government/departments\\_\\_\\_divisions/parks\\_\\_\\_recreation/trees/emerald\\_ash\\_borer/](https://www.lenexa.com/government/departments___divisions/parks___recreation/trees/emerald_ash_borer/)

Landscape and maintenance expenses related to the putting green at FR Estates was again discussed. TS made motion to explore bids and options for replacement or reuse of the putting green area. LB seconded and approved unanimously.

Social:

The summer social pool party was again endorsed by the board. LB to explore dates, costs, food options and other activities related to the event. Budget allocation remained the same from the previous year as approved

Architecture:

No issues reported.

New business:

TS informed the Board about emails received concerning the property in disrepair at 9205 Redbud. The yard issues were discussed and the options about what the Board could do to help resolve. It was determined that the City of Lenexa has to enforce the rules and handle the report. The Board decided to not engage the homeowner at this time, but to monitor and report at subsequent meetings.

JS was tasked with inviting Luanne George to the next regularly meeting on August 9<sup>th</sup>, 2017.

LB again brought up the issue and requested of the Board's existing executed contracts and the length of each for review. KH will provide the list via email and further action will be decided on after the review.

Reserve study – the Board was looking to hold a meeting to review and customize a report that details that ongoing costs over many years of repairs and ongoing maintenance associated with the entire neighborhood property. The report will be obtained by KH and a meeting date will be emailed for options.

Next Board meeting will be on July 19, 2017 at 6:30 PM. A preliminary agenda will include the summer social and reserve study.

KD made the motion to adjourn, seconded by JS and approved unanimously.

Minutes submitted by: KD

Minutes approved by: [Name]