



FR HOA Board Meeting Minutes

May 4, 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 May 4, 2016 at Falcon Ridge HOA Clubhouse.

II. Roll call

Jeff Nelson 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

Jeff Nelson read the minutes from the last meeting. The minutes were approved as read.

IV. Open issues

- a) Officer Appointments – the Board voted on and filled the following roles:

Jeff Nelson – President

Todd Stanley – Vice President

Kurt Doyle – Secretary

Rick Maner – Treasurer

Motion was made by Jeff Nelson and approved unanimously

- b) Steve Price – PGA General Manager for Falcon Ridge Golf Course was present to discuss the recent changes of ownership with the golf course to Great Life KC. Steve presented plans for a resident portal for advanced tee times, overview of plans to alter the current golf clubhouse for additional

seating and upcoming Mother's Day brunch. In addition, the board received a pricing proposal from McConnell and Associates made to Great Life concerning the deteriorating asphalt in front of the HOA Clubhouse and if the HOA would contribute funds to the repair. The property is owned by Great Life KC, but is used by residents accessing the HOA Clubhouse.

- c) Ratification of prior board approvals – a motion was made by RM and seconded by TS to accept approval of prior Board actions from 1999-2012 per attorney recommendations, motion was approved unanimously.

V. New business

- a) KH led a discussion around activities which need reservations for the venue. The annual Christmas party was one such event needing final date – options were December 2nd or 9th. In addition, KH informed the board of the desire to explore and move away from paper notifications to other options including email, e-neighbors and other applications to promote quicker and cheaper options for notifying the 522 residents.
- b) Discussion of increasing speed of vehicles in the neighborhood was addressed with information also relayed to the Lenexa Police Department. Numerous residents have expressed concern and it was voted on to include speed warnings in the upcoming newsletter. Motion was made by RM and seconded by TS, motion was approved unanimously.
- c) Annual Budget, Completed Property Improvements and Updated Composition Roof Specifications – Previous March 2016 budget was approved, motion by JN, seconded by RM and motion was approved unanimously. Discussion was held around retaining the same services providers for 2016 and decisions for next year will be made in the fall.
 - Delinquent HOA dues – discussion was held on how to address extreme aging delinquency. Letters have been sent to the offending homeowners and they have one month to respond. Updated delinquent dues report will be reviewed at the next scheduled meeting to gauge compliance.
 - Bids were reviewed by the board from Mid-America Pool Renovation and Walsh Construction for the Redbud pool for the 720 square feet of concrete deck replacement. This repair is required for the pool to open. Motion was made by JN and seconded by RM to accept the Walsh bid, motion was approved unanimously.

- Tennis Court – tentative date for crack filling and grinding is scheduled for June 3, 2016. A motion was by RM and seconded by JN to form a committee tasked with seeking plans for the future use of the tennis courts. TS was put forth as the leader of the committee, motion was approved unanimously.
 - AT&T - discussion was held on the requirements of homeowners around the recent digging for fiber lines by AT&T. AT&T will be contacted by KH for completion dates of the construction.
 - Roof Specifications – Architectural Committee presented updates and clarifications on the roof policy. The minimum requirement is a 50 year warranty on the roofing materials to be accepted. Discussion was held on the styles, roofing options, new materials and other related matters as to what constitutes a 50 year warranty.
- d) Rustom Update – JN updated the board on the recent discussions with Rustom, the company who developed the Falcon Ridge property, on their acceptance of the newly elected board and that they will maintain control of the 7 remaining lots to be sold until July 2020. A certificate of completion will be sent to the board when the lots are completed.
- e) Financial Review – discussion was held around the summary report to be sent to the board prior to every meeting. In addition, a motion was by TS and seconded by KD to move the Social accounts funds to the main operating account for simplicity, motion was approved unanimously.
- f) Social Committee – JN led a discussion and the sharing of ideas with LuAnn George about various ideas for new events to enhance the neighborhood. JN will send an email with some ideas and an update from the Social Committee. LB also said she would look into ideas from residents with younger children to build a network for information and interest in other social activities.

VI. Adjournment

Jeff Nelson adjourned the meeting at JN.

Minutes submitted by: KD

Minutes approved by: [Name]