



FR HOA Board Meeting Minutes

October 5, 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 October 5, 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 August 3, 2016 meeting. The minutes were approved with a motion from 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 August 3 and October 5, 2016.

Financial Review:

The Board reviewed and discussed the current delinquent dues list provide by KH. KH listed current options provided for current residents on the list including liens already filed and payment plans. Persistent violators need to be addressed and other methods were discussed including the use of legal actions, additional fines, and further action on rescinding benefits associated with homeowner dues. KH to provide an update at the next meeting as to possible options based on other similar instances.

Landscape and maintenance expenses related to the putting green at FR Estates was reviewed. KH to provide options available include the use of field turf-type putting surface, which could lower ongoing costs.

Pool/Clubhouse:

The clubhouse calendar was discussed and access to the Board and residents for implementing reservations was also reviewed. KH was asked to look into options for providing reservation updates on the homeowner website.

The clubhouse roof repair went as planned, with updates provided on the shingle repair, bird prevention and other repairs that were necessary.

Clubhouse chair replacement was also discussed and an update provided on the repairs undertaken to extend the life of the existing chairs. With a busy rental season upon us, the Board has requested options be explored for replacement to enhance the look and durability. TS will lead the update and provide options and estimates for the next meeting.

Tennis Court Update:

TS updated the Board on the Tennis Court committee meeting held on September 29, 2016. The current court is playable but badly needs repairs to the surface, fencing and support bars. The committee felt the courts need to be kept to regulation standards if the decision is made to replace or repair them in the future. Location of the courts was also discussed given it is isolated and difficult to control access in its current state. To control access, card reader access might need to be explored. In addition, a survey is being considered for the residents to gauge the future of the court area. Fact finding on nearby courts, other neighborhood configurations and repair/replace cost estimates are all necessary to put forth a potential recommendation by next spring's, 2017 annual meeting.

Grounds:

Landscaping bids were received for 2017 and they are increasing 3% from 2016. We have not had an increase the previous 5 years, TS made motion to accept and seconded by RM, approved unanimously.

The tress in some common areas at the main entrance and other areas need replacement. KH to provide an estimate and recommendation once her assessment is complete for the next meeting. 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. For the next meeting, the Board needs to determine options for dealing with landscaping upkeep where the HOA is currently providing landscaping services on homeowner's property.

Social:

JN updated the committee on the recent Wine Tasting/Class held at the Clubhouse. The event was a success with over 40 residents attending. The committee had an invoice for \$350 needing to be paid. KD made a motion, seconded by LB and approved unanimously.

The annual holiday party is scheduled for December 2, 2016. Also, a notice needs to be put on the website and advertised that we are in need of a new Social Chairperson with LuAnn George stepping down.

Architecture:

No update

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.

For 2017 budget planning purposes, it was discussed that the Board may need a long term assessment of capital improvements to the grounds overall (parking lots, pool, roof replacement, tennis court, volleyball, entrance etc.). This assessment will inform the Board of long term expenses that need to be accounted for financially and further discussion will be required as to how to pay for them. No decision was made, but options discussed included setting new rates and allocating the increase to a fund for repairs or special assessments. The Board agreed to revisit the options at the next series of meetings once the assessment is analyzed.

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

Minutes submitted by: KD

Minutes approved by: [Name]