

FALCON RIDGE OPEN BOARD MEETING

Falcon Ridge Clubhouse
9525 Kestral Ridge Dr.
January 16, 2016 – 7:00PM

Members in attendance: Andre Renschen, President; Willie Mushatt, Vice President; Amy Jo Denton, Secretary; William Fishbaugh, Treasurer; Chads Martin, Board Member

Residence(s) in attendance: Bob Ault (8529 Condor Circle, moved here in December came to listen), George Ann Beam (5206 Wrens Nest Ln.), Dean McHam (8805 Heron Glen Dr)

A quorum was established.

November 2016 open meeting minutes were approved and published.

November 2016 executive meeting minutes were approved and published.

Open Session – 6:55PM – 8:51PM

Treasurers Report

- The Financial Committee meets as soon as the financials are received and before the Board meeting.
- Bill reported that the year closed out up \$14,000. There is a need to increase reserve funds. Recommending a one-time transfer of \$2,000 from checking to the General Reserve Fund. This transfer was approved by the Board.
- The budget was reviewed in detail. Several notes were reported per Bill:
 - The water bill was over-budget due to watering (summer/fall drought effects).
 - Clubhouse roof and HVAC will be in need of repairs/updates. Bid was requested. Planning accordingly for the financial impact.
 - Landscaping services of lime and aeration have not been done and need to be scheduled and budgeted as well.

Clubhouse

- Andre provided an update on supplies – all are stocked appropriately.
- Chads reported that things are tidy and supplies are stocked. Will check furniture in the future. Plumbing is not good in the restrooms. Perhaps too much toilet paper being used?
 - @ Jennifer will get a quote for repair of the glass top to Andre.
 - @ Jennifer will ask maintenance to snake the women's restroom.
- Cleaning folks sent a holiday card. Mary Gregor asked that they notify her of their visits to inspect.
- Rentals are ongoing.
- George Ann Beam requested board approved for her 'club' (pending number of RSVPs). A member of the Cabarrus Newcomers club / LCR group, 15 members meet once a month and she is the host once a year, from noon to 5:00 in February. The Board approved and the club was granted. A key will allow access via Mary Gregor.

- Andre will investigate some additional options for replacement of the pergola during the Cabarrus Home Show. Currently the HOA has one bid from R. Zhine for a in-kind fix to the pergola. More to follow.

Tennis Courts

- Andre will check with Vincent Trincia's proposal for sealing the tennis courts.

Social Committee Report

- Andre spoke with the committee chair and the committee is requesting support/approval for a spring social - a Kentucky Derby social on May 6th.
- Andre reported costs of the December social at \$354.12. About 145 people turned out that that social. There is about \$145.88 left over from the \$500 originally budgeted. The committee has been instructed to hold this for the next social pending survey results (one of the questions in the survey asks if residents want to continue to have social events).

Common Areas

- Andre reported that there has NOT been as much of an issue with teenagers loitering in the common areas nor as many the complaints. Bob noted that he experienced teenagers cutting through his lawn. He confronted them.
 - The Board determined to instruct residents to call police that way incidents are logged and a pattern is established if it exists. Note - do not call Highland Creek Security.
- Andre attended a seminar about community gardens and determined that grants are available. His assessment is that while this is a great idea, it is a challenge to keep a community garden tidy. The estimate at the seminar for a community garden was about \$8K to build two raised beds (does not include cost to repurpose the garden if interest wanes). Need to gage interest.
 - @ Amy Jo will include a solicitation for interest in the year-end Newsletter.
- While is concept is of interest to the Board, this topic was tabled for now. Based on looming, significant capital improvements, the Board will prioritize capital investments first.

Community Survey

- Amy Jo reviewed the survey with the Board. Changes were noted and the survey will be modified accordingly. Amy Jo will republish for live date on January 20th.

Newsletter

- @ Amy Jo reviewed the drafted newsletter with the Board. Changes were noted and the newsletter will be modified accordingly for publication this week.

Landscaping

- @ Due to the late hour and the number of items on the agenda this evening, the Board will review the Handbook and the Landscape Guidelines to determine if any updates are needed and will discuss at the next Board meeting.

New Business –

- Amy Jo Denton (as a resident) submitted a completed ARC to Jennifer/ Board for review and approval.

Board Listens – Dean McHam (a 12 year resident), is concerned about rental property on this street, Heron Glen. He reported that since April 4th 2014, there have been more than additional folks at this rental property (beyond a 'single family household) and is concerned that this owner is not being fined appropriately.

- Jennifer clarified that Highland Creek collects those fines not Falcon Ridge (for parking on the street). Falcon Ridge has restrictions on commercial vehicles in the driveway. As far as Jennifer is aware, Highland Creek cannot tow cars in a public right of way.
- Dean read from the Highland Creek covenants, 12b Article 3 Section 22, that Highland Creek can tow. Dean asked 'Why are they not taking this action?'
- Dean also reported that this housing unit is not occupied by a single family, there are no females, only males. He emphasized that this is a burden on the HOA to prove issues with rentals (that are allowed by Falcon Ridge).
- Jennifer urged Mr. McHam to request a meeting with the Highland Creek Advisory Board. Amy Jo asked Jennifer and Mr. McHam to advise of this meeting and that a member of the Falcon Ridge Board would be happy to attend with Mr. McHam.
- Several Board members inquired if police should be called. Apparently they are aware and can only act on criminal activity.
 - @ Andre will touch base with Sharon Zeiner to make her aware of this issue (she's the FR representative) as well as check with Neighborhood Watch.
 - @ Amy Jo will investigate if the City can tow on a public street (if expired tags)

Next meeting will be February 20th, 2017.

Adjourned at 8:51 PM.

@ Indicates an action item.

Respectfully submitted: Amy Jo Denton, Secretary