

FALCON RIDGE OPEN BOARD MEETING

Falcon Ridge Clubhouse

9525 Kestral Ridge Dr.

April 17, 2016 – 6:49PM – 8:11PM

Members in attendance: Andre Renschen, President; Amy Jo Denton, Secretary; Teresa Hutcherson, Treasurer; Chads Martin, Board Member; Jennifer Foster, HMC Association Manager

Residence(s) in attendance: Bob Ault (8529 Condor Circle)

A quorum was established.

March 2017 open meeting minutes were approved and published.

March 2017 executive meeting minutes were approved and published.

Open Session – 6:49PM – 8:11PM

Treasurers Report

- Treasurer's Report –Teresa provided the treasurer's update
 - At 03/31/2017, the Falcon Ridge HOA was \$11,190.00 better than budget YTD
 - Operating revenues were \$8,210.00, better than budget YTD
 - Operating expenses were \$2,980.00 under budget YTD
 - Operating cash balance at 03/31/2017 was \$74,368.59
 - Capital cash balance at 03/31/2017 was \$43,118.78
 - Teresa requested a restricted fund transfer from checking account \$2,000 for repairs like the tennis courts. She noted that funds needed to be moved from the reserve account for the clubhouse repairs. Teresa also noted that a homeowner refund was completed.

Clubhouse

- Chads reported that everything is in good order.
- Andre fixed the door latch. He asked Clubs to ensure proper closure.
- Andre did buy a few supplies.
- Safety check was conducted; everything was ok except for a smoke detector at the bathroom. It was not actually wired/powerd. So it was replaced with an operational detector – thank you Andre.
- Cleaning is in good status. Andre is going to ask the cleaning crew to do some extra 'spring' cleaning in some of the high traffic areas.
- Andre stated that there was no report from Mary regarding rentals, however, Jennifer noted that she did receive rental income. She suggests that Mary send the income monthly.
 - @ Andre will ask that Mary send rental income monthly.
- Andre suggested that a usage/reservation calendar for the Clubhouse be added to the website.
 - @ Andre will ask Ron Root about doing this.
- Repairs
 - Parking lot light repairs are still in process.

- Pergola issues are still in process. Ron Zeiner provided a proposed design for replacement that is similar, but a slight update to the existing pergola.
 - Ron explained that the anchor-to-post would be a Simpson connection treated post, with metal footing bracket anchored to the concrete base. Provided image of example of design. He noted that June/July would be the anticipated construction timeframe. The treated lumber requires about 30 day dry time before painting can occur. The cost estimate is \$6,800.
 -
 - Teresa suggested posting the picture for Derby Day.

Social Committee

- Social Committee is planning for the Derby Day May Social. They requested \$ 300.00 to add to the leftover \$145.00 for the May 6th event.
 - The Board approved.
- Teresa asked that in the future we address the money handling for this differently. Giving the social committee the full \$300. Andre to send Jennifer an email with instructions.

Community Survey

- Amy Jo reviewed the results with the Board.
- The Board discussed the benefits of gathering emails since most respondents noted that email communication was preferred. Andre expressed concern about the amount of changes in email addresses. Jennifer confirmed, but noted that some information is better than none and this could be sent periodically with the HOA quarterly dues bill.
- Discussion about the newsletter being sent digitally verses hardcopies and the related expense. Jennifer noted that some communities place 25 hardcopies in the clubhouse box and otherwise the distribution is online. The Board will consider making this change in the future pending receipt of email addresses.
- August 8th is the Annual meeting. The survey results will be prepared as part of the presentation for that meeting.
 - @ Amy Jo will work on a first draft with Teresa prior to the May Board meeting to begin the process.

Landscaping

- Andre noted that aeration of lawns is scheduled for June or July, based on weather conditions. Jennifer noted that she has instructed Scott of Ecoscape to let her know about 2 weeks in advance. The Board discussed that if Ecoscape can give 3 weeks prior notice this would be better since this is a time when many go on vacation and it's possible to miss the notification.
 - @ Amy Jo will include in the 1st Quarter Newsletter.
- Andre noted the Board member meeting at the end of March to review the Handbook & Landscape Guidelines update. Andre will be sending out the document with the suggested updates. More to come.
- ██████████ presented concerns and questions regarding recent pine needle installation (he provided evidence via pictures). He is seeing areas that are not visible from the street and not in common areas that have pine needles installed. Dean stated that the covenants say that the maintenance is required to the builders specifications (Section 6).

- Jennifer confirmed the pine needles installation use to include sides and back of homeowner property but this was changed by a previous Board due to the cost. Now pine needles are ONLY installed in common areas and at 'street view' (front yards). She commented that some homeowners have chosen to contract independently with Ecoscape to install on the sides and back yards.
 - @ Jennifer will follow-up with Ecoscape about this situation 8812 Heron Glen. She will confirm that this is not a common area or a corner. The Board tabled the discussion and will let Dean know a status after further information is available.
 - @ Jennifer / the Board will also confirm the past action of the Board verses the covenants.
- Andre noted that the dead trees in the parklette next to 9109 Kestral Ridge (common area) owned by Highland Creek and they will be addressing the removal of the tree(s) with their arborist.
- 13625 Osprey Knoll sent Andre a printed complaint about lack of Ecoscape edging on Osprey Knoll.
 - @ Jennifer will ask Scott to check on this particular address.

Newsletter

- Amy Jo review the topics for the 1st Quarter newsletter including: mowing season and rock awareness, aeration schedule, the social, and the lending library in the Clubhouse.
- The Board asked to add to the list a reminder that the Board Listens is an open invitation as well as a note about the date for the Annual meeting and that four positions will be open.
- Jennifer noted that it would be good to also include a warning to look out for crime as summer weather is upon us and this typically means a rise in crime.
- The Board was asked to submit any further ideas for the Newsletter to Amy Jo by next week and she will then send the draft to Andre for publication by month end.
- Teresa asked to put the newsletter in the admin expenses.

New Business

- Teresa asked about signature requirements. This is still in effect. She reminded us that a copy needs to go into the filing cabinet.

Board Listens

- No one present.

Next meeting will be May 15th, 2017.

Adjourned at 8:11 PM.

@ Indicates an action item.

Respectfully submitted: Amy Jo Denton, Secretary

c/o Hawthorne Management Co.
PO Box 11906 Ph: 704-377-0114
Charlotte NC 28220-1906

Hawthorne Management Co., Inc.
P.O. Box 11906
Charlotte NC 28220

YEAR-TO-DATE

ASSETS

Cash - Checking	74,368.59
Cash - Reserves	43,118.78

TOTAL ASSETS	117,487.37
	=====

LIABILITIES & EQUITY

General Reserves	43,073.03
Reserve Cash/Money Mkt. Interest Income	45.75
Retained Earnings	63,187.35
Current Earnings/Loss	11,181.24

TOTAL LIABILITIES & EQUITY	117,487.37
	=====

