

FALCON RIDGE OPEN BOARD MEETING

Falcon Ridge Clubhouse
9525 Kestral Ridge Dr.
June 19, 2016 – 6:53PM – 8:35PM

Members in attendance: Andre Renschen, President; Amy Jo Denton, Secretary; Teresa Hutcherson, Treasurer

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

A quorum was established.

May 2017 open meeting minutes were approved and published.

May 2017 executive meeting minutes were approved and published.

Open Session – 6:53PM – 8:35PM

Treasurers Report

- Treasurer's Report –Teresa provided the treasurer's update:
 - At 06/08/2017, the Falcon Ridge HOA was \$7,599.00 over budget YTD.
 - Operating revenues were \$1,646.00 short of budget YTD (due to delinquent dues) while operating expenses were \$5,952.00 over budget YTD.
 - Accounts over annual budget amounts include:
 - Misc. club / tennis court expenses (\$633.00)
 - Heating / air conditioning repairs (\$7.00)
 - Landscaping / other (\$6,875)
 - Operating cash balance at 06/08/2017 was \$55,573.65
 - Capital cash balance at 06/08/2017 was \$47,376.69

Clubhouse

- Andre reported that he and Chads have been checking on the security of the doors. Each have been working, however, a strong pull to close is required to secure. The clubs have been notified.
- Andre also noted that cleaning and supplies are in good order/stock.
- Andre stated that there was no report from Mary regarding rentals.
- Andre reported that the pergola replacement has been delayed a bit due to weather, however, work is anticipated to begin this coming week June 21st.

Landscaping

- Board decided not to pursue a second pine straw application due to costs, however, this will be considered as part of future budgeting considerations and the reserve study. Suggest this tabled for now.
- Andre noted that aeration of lawns was previously scheduled for June/July, based on weather conditions this may be July/August. Based on previous Board discussion (April meeting), Jennifer was to request if Ecoscape could provide a 3 week prior notice.

@ Jennifer will follow-up with Ecoscape regarding schedule of aeration.

- Andre reported that he asked Scott/Ecoscape to take a look at the brown juniper at the clubhouse entrance. Scott determined it was root rot and treated accordingly. We are waiting to see the impact of the treatment (requires 2 treatments). Andre noted that this may be an item that will need to be added to future relandscaping plans and budget.

@ Teresa will add this as a potential item for the budget and/or reserve study consideration.

- Amy Jo asked if the Board received a response from Jennifer regarding the matter of pine need installation raised during the April meeting by [REDACTED] (that the covenants require maintenance to the builders specifications, Section 6). Andre noted that no response from Jennifer has been received that he was aware of. The Board agreed that this is a topic that needs a response so that the future Board can plan accordingly and appropriately. .

@ Jennifer will confirm consistency between the past action of the Board verses the covenants.

Tennis Courts

- Teresa reported on her pursuit of proposals / estimates to address the maintenance of the tennis courts . While she did try to obtain three proposals, only one contractor was helpful in supplying the estimate (Carolina Court less than responsive, no response from Ultimate Courts). Court One provided options. However, two of the contractors both suggested that the current condition is a liability and the courts should be closed.

@ Andre suggested that he share this information with Jennifer to determine next steps including whether or not there is an 'official' closing or inspection by an independent source (like the County).

- The Board determined not to act on the Court One proposal until further information can be obtained (within the next couple of weeks).

Reserve Study

- The Board reviewed the estimate and proposal from Reserve Advisors. While the Board general feels the proposal is acceptable, it would be preferred to hear some background information from Jennifer (ie previous experience with Reserve Advisors, and if other proposals are expected and/or recommended, etc.).
- The Board tabled this discussion until feedback from Jennifer is considered.

@ Andre to follow-up with Jennifer.

Newsletter

- The Board discussed potential topics for the 2nd Quarter newsletter including: aeration schedule, nominations for the Board, the Annual Meeting, status of the pergola, the kick-off of a reserve study including formulation of a long-term property plan including assets like the tennis courts.
- The Board agreed that if possible publishing the Newsletter in mid – late July verses the end of July would be preferable.

Documents Update

- Amy Jo asked the Board consider a few additional minor changes. She will provide these to Andre and the Board for consideration. Additionally, Amy Jo asked if the Board intended to either formulate a Falcon Ridge ARC, request HC include FR representation on their ARC and/or broaden the CCR violation review.

- The Board will discuss this at the next meeting with additional Board representation.

New Business

- After a discussion regarding schedule, the Board will plan to meet in July not as a Board meeting, but as a planning /working session in preparation for the Annual meeting.
@ Andre will follow-up with Jennifer to determine her availability and let Board members know of a suitable date .
- Annual meeting August 8th.
- New board first meeting August 21st - TBD.

Board Listens

- No one present.

Next meeting will be July TBD, 2017.

Adjourned at 8:35 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	55,573.65
Cash - Reserves	47,376.69

TOTAL ASSETS	102,950.34
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LIABILITIES & EQUITY

General Reserves	47,280.71
Reserve Cash/Money Mkt. Interest Income	95.98
Retained Earnings	63,187.35
Current Earnings/Loss	(7,613.70)

TOTAL LIABILITIES & EQUITY	102,950.34
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