

FALCON RIDGE OPEN BOARD MEETING

Falcon Ridge Clubhouse
9525 Kestral Ridge Dr.
August 15, 2016 – 7:00PM

Members in attendance: Andre Renschen, President; Willie Mushatt, Vice President; Amy Jo Denton, Secretary; William Fishbaugh, Treasurer; Visitor, Ann Stephens

A quorum is established.

Open Session – 7:00PM – 7:30PM

Treasurers Report – Bill, the new treasurer, hasn't had time to familiarize with the reports. Ann said that she would like to be on the treasurer committee. She will work with Bill to prepare the reports that the board requests.

The board has reviewed the financials supplied by Jennifer, and there are no questions at this time. An update report should be available next meeting.

Clubhouse –

The status of the clubhouse was discussed. The specific areas are:

- Roof – The roof is now 15 +/- years old. A suggestion to have the roof inspected to determine the current conditions and anticipated life of the current roof. This should allow us to better plan on when it will need replacing.
- HVAC 1 & 2 – The condition of the furnaces was discussed. There is one that has had leak stop installed last year. This year it was tested and appeared to be holding. The second HVAC was also tested and said to be in OK condition.
- Rentals, Andre will contact Mary to get a current schedule and advise who to notify of any new rentals.

Clubhouse maintenance -

- Cleaning; Cleaning lady cleans 2 x a month.
 - Some clubs are failing to clean up after using; there is no deposit to force the issue to cleanup, so Amy Jo will inspect the clubhouse each day to document which club is failing to cleanup. Once identified this issue will be dealt with the specific club.
 - Andre will send Amy Jo the clubhouse schedule to enable this inspection.
- Supplies - Andre will purchase supplies when advised what is needed.

Tennis courts

- The condition of the current tennis courts was discussed. And the past options on what to do about the problem were discussed. Usage was discussed. Ann volunteered to monitor and provide the data on who and how many are using the court.

- Amy Jo suggested to have a survey (study) sent to the residents to get documented desires of where the residents want this community to be in the future. Amy Jo will prepare a draft survey and present to the next meeting for consideration. Topics and questions that we want to be included should be emailed to Amy Jo.

Landscaping/Ecoscape

- A discussion on the Creek and our responsibilities and limitations occurred. The Board was brought up to date on the status of the creek and the natural area associated with it.
- Amy Jo questions if there is a professional landscape plan for the clubhouse and grounds. Andre provided a prior professional plan we had a person from Ecoscape do for us. . Amy Jo will review and give analysis at next board meeting.
- A question about the quality of lawn cutting and the unsatisfactory look of most of the yards after the past 2 cuttings was raised. Andre will contact Ecoscape manager and discuss the issue.

Newsletter – Discussion on the newsletter and its need to continue publishing one. The decision made is to continue the newsletter but to change it to a quarterly letter. There will be a monthly minutes and financial issue published on the Falcon Ridge website. The first quarterly newsletter will be shortly after the September board meeting, the second will be in real late December (attempting to get year-end financials). The editor of the newsletter will be decided at the next board meeting.

New Business – A question of the status of the piece of property directly across Highland Creek Parkway from the entrance to Falcon Ridge was raised. Amy Jo asked if any one went to the informational meeting in June on that topic. Andre advised that his wife attended and reported on it. This was a pre plan investigative presentation to see if their plan would face neighborhood acceptance or pushback. The plan is to build a gated senior upscale retirement home complex. This would include the re-working of Eastfield road to include turn lanes and a traffic signal. Amy Jo suggested that we keep the neighborhood informed about issues similar to this. We will discuss about including it in the newsletter.

Board Listens – We discussed the need for Board Listens time. We decided to keep the Board Listens with some minor changes. Some one wishes to come to Board Listens, needs to arrive before the end of the Open Board session. If anyone is present to address the board, we will hold the listens session. If no one is present, the Board Listens will not occur this month, this will allow the board to get home at a reasonable hour.

Adjourned at 8:48 PM

Respectfully submitted: Andre Renschen, President