

## FALCON RIDGE OPEN BOARD MEETING

Falcon Ridge Clubhouse  
9525 Kestral Ridge Dr.  
September 19, 2016 – 7:00PM

Members in attendance: Andre Renschen, President; Willie Mushatt, Vice President; Amy Jo Denton, Secretary; William Fishbaugh, Treasurer; Jennifer Foster, HMC Association Manager

A quorum is established.

August 2016 open meeting minutes were approved and published.  
August 2016 executive meeting minutes were approved and published.

Open Session – 7:00PM – 7:30PM

### Treasurers Report

- The board has reviewed the financials supplied by Hawthorne Management. There are no questions at this time.
- Jennifer generally reviewed the Financials with the Board and stated that generally the financial position is good. She reminded everyone that this is a cash basis.
- At 8/31/2016 YTD Falcon Ridge HOA was \$1,360 over budget.
  - Operating Revenues was \$12,770 under budget.
  - Operating Expenses was \$13,848 under budget
  - Operating Cash Balance \$38,020.55
  - Capital Cash Balance \$34,950.20

### Clubhouse

- Andre asked if any of the board members saw a need to change the stated allowed uses of the clubhouse or any of the rules. It was determined not to make any changes at this time, however questions regarding clubhouse use will be on the community survey to assess if any changes may be warranted.
- Amy Jo had nothing to report in terms of clubhouse inspections.
  - @ Andre will make a list of the typical supplies that are stocked in the clubhouse so that Amy Jo can advise when supplies are needed.

### ARC Discussion

- No comments at this time.

### Community Survey

- Amy Jo explained that the draft of the community survey is just a starting place. Board members were encouraged to submit any additional questions and/or changes to those initially proposed. The final survey would have an opening as well as closing.
- The Board determined after some discussion that the survey should be available in both hardcopy and online via the Falcon Ridge website. The hardcopy will be pre-

addressed, not pre-stamped. The target date for the survey to be sent will be January and a close to final version by November.

- @ Board members will further review the initial draft and send any comments/suggestions to Amy Jo prior to the October meeting so that a revised draft can be reviewed at that time.

### Landscaping/Ecoscape

- Andre reported that the contract for the pre-emergent was approved.
- Jennifer reported that a resident had some damage due to a rock being thrown by a mower. Unfortunately when trenching was being done for fiber in the public right-of-way (ROW), rocks became disbursed in the surrounding grass. Rocks in the homeowner's property are the responsibility of the homeowner. Amy Jo suggested that we should put this in the newsletter.
  - @ Jennifer will provide to Amy Jo the verbiage regarding the responsibilities pertaining to the easement for the newsletter.

### Tennis Court

- No discussion at this time regarding the Tennis Courts. This will be one of the questions for the community survey and will be revisited.

Newsletter – Amy Jo will be the editor of the newsletter.

- @ Andre will send Amy Jo a digital version of past newsletter(s) to facilitate her taking over the publication.

New Business – Andre showed new Board members how to use the clubhouse's video surveillance system.

- @ New board members will bring their set of keys to the next meeting so that Andre can gather up the unlabeled keys.

Board Listens – No one was present.

Adjourned at 8:18 PM.

- @ Indicates an action item.

Respectfully submitted: Amy Jo Denton, Secretary