

FALCON RIDGE NEWSLETTER

January 2016

Treasurer Report

Treasurer's 2015 Year End Report

The Falcon Ridge HOA finished 2015 \$5,500 better than budget.

Operating revenues were \$8,333.00 better than budget, while Operating expenses were \$2,833 over budget for the year (due to HVAC motor repair, higher water bill and extra landscape bill which was added to the 2015 budget line).

Clubhouse rentals were \$1,450.00

Operating Cash Balance at 12/31/2015 - \$48,680.42

Capital Cash Balance at 12/31/2015 - \$33,263.34

TOTAL ASSETS: \$81,943.76 for 2015

New Board Meeting Day

Our board will meet on the 3rd Monday of the month beginning in February.

Bylaw Amendment

Our board would like to encourage you to return your ballot no matter how you vote. The decision will only be meaningful if it represents the wishes of all our homeowners. Your involvement is very important because the decision will impact your ability to decide who leads our community in the future.

Jennifer Foster from Hawthorne Management shared the following with our board: "***In my 13 years in property management, I have never had documents which restrict term limits. Of the over 20 managers in our office only 1 has a community with term restrictions. I asked what problems this presented and he said it's always a challenge to fill Board seats. The Board is constantly acting with a shortage of officers.***" It is also interesting to note that term limits for board members were never a part of the original Falcon Ridge Documents. They were only added in 2010.

If you lost or misplaced your ballot, you may call Jennifer Foster at Hawthorne Management and she will be glad to send you another one. You can reach her at 704-377-0114.

Clubhouse Rental Agent

As of June 30, 2016, Teresa will no longer be acting as rental agent. If any homeowner would like to fill this position, please contact Teresa (980-213-5180). This will give a new person time to learn how to manage rentals.

Volunteers Needed

Falcon Ridge HOA Board is trying to put together a welcome package to give to new residents. We need a couple of volunteers to assist in compiling this package. Interested residents should contact Andre Renschen at arenschen@carolina.rr.com or call 704 875 8793.

Neighborhood Watch

There is a group that has broken into vacant homes that have For Rent or For Sale signs. They party in the house and then take anything of value they can easily pawn. These were daytime and evening events. Keep an eye out on vacant homes for this type of activity. Call 911 for anything suspicious.

BOARD MEMBER CHANGE

Jim Austin, the board Vice President, has resigned due to health reasons. Jim has been a very valuable member of our board and has served our community with distinction and did everything for the benefit of our homeowners. Each member of our board thanks Jim for all he has done. He will be missed.

The board has been operating with 4 members since last August because no one ran for the 2 open positions. The board appointed Jim to one of those positions. We are now operating with only 3 board members. If a homeowner would like to fill one of the 2 vacant positions until August, please contact Chuck Ende by email at chende@bellsouth.net.

FALCON RIDGE OPEN BOARD MEETING

Falcon Ridge Clubhouse
9525 Kestral Ridge Dr.
January 19, 2016 7:00 pm

Members in attendance: Chuck Ende, President; Teresa Hutcherson, Treasurer; Andre Renschen, Secretary; Jennifer Foster, Hawthorne Management.

A quorum is established.

November 2015 minutes have been approved and published
November 2015 Executive minutes have been approved and recorded

Open Session – 7:00PM – 8:00PM
Called to order at 7:00 PM

Treasurers Report – Teresa

End of Year 2015

- FRHOA = \$ 5,500.00 is better than budget
- Operating revenues = \$ 8,333.00 is better than budget
- Operating expense = \$ 2,833 was slightly over budget for year due to clubhouse repairs.
- Clubhouse Rentals = \$ 1,450.00
- Operating Cash balance as of 12/31/15 = \$ 48,680.42
- Capital Cash balance 12/31/15 = \$ 33,262.62
- Total Assets 12/21/15 - \$ 81,943.76

Recommendation by Teresa, the Treasurer, to move \$ 2000.00 from to Capital Cash reserve from Operating Cash to cover expected maintenance expenditures. Seconded by Andre. Approved unanimously.

Clubhouse – Teresa & Anne

- Supplies = need more paper towels,
- Cleaning = Barry & Teresa have found that the Falcon Ridge Clubs are not cleaning up properly after their activity. Jennifer will send a letter to the club secretaries about this issue and include a copy of the posted instructions/rules for clubs to utilize the clubhouse.

- Rentals = Teresa had requested and was accepted to terminate her Rental Agent responsibilities as of June 30, 2016 . A notice will be posted in the Falcon Ridge Newsletter advertising for a volunteer to fill this position.

Clubhouse maintenance - Chuck

- Door repairs = Completed, invoice has been submitted for payment.
- Tennis Court light switches = set for work to be done Feb 5.
Chuck asked about getting the burned out light bulbs replaced. When I asked Brian, he responded that they do not have the equipment needed to reach the lights. Jennifer will contact Highland Creek to query who does their bulb replacement.
- Furnace repair = Is completed and is working well.

Landscaping/Ecoscape

- Creek cleanup = Chuck Recommend using Southern Tree to clean up the creek blockage at \$ 3,500.00. Seconded by Andre. Approved.

New Business

- Re-negotiate the Ecoscape contract = A motion to start negotiations to renew the contract early in an attempt to get a better priced contract. The current contract has 1 more year on it. Joe Spore. A comment to add extra items to be included in the contract, i.e. Sureguard. We recommend only to have the base contract then if extras are needed, we will bid them out. Jennifer will contact Ecoscape and request a negotiation meeting. Recommended dates are Feb 3rd with alternate of Feb 4th, at 9:00 am. Seconded by Andre. Approved. Note, this meeting will be mandatory for all board members.

Amendment status

- The January newsletter will have another reminder to mail in the ballot. With a note to call Jennifer at Hawthorne if a replacement ballot is needed.

Adjourned at 8:00 PM

Respectfully submitted: Andre Renschen, Secretary
