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Falcon's Ridge Owners Association  
Annual Meeting  
Minutes  
May 19, 2024

- I. Call to Order  
Brian Hase, Vice President, called the meeting to order at 12:12pm.
- II. Welcome and Introductions  
Brian introduced the HOA Board Members, as follows:  
Bryan Kirby, President (Absent)  
David Cate, Secretary (Present)  
Scott Bianchini, Treasurer (Present)  
Vicky Ralston, Board Member (Present)  
Anne Fox (AJ), Board Member (Present)  
Jon Scott, Board Member (Present via FaceTime)  
  
A sign-in roster for attendees present for the meeting was available.
- III. Approval of Agenda  
No disputes.
- IV. Review of 2023 Annual Meeting Minutes  
David Cate read the 2023 Annual Meeting Minutes. AJ motioned for approval. Brian seconded the motion. Minutes were approved, as written.
- V. Financial Report  
The Financial Report was sent to owners prior to the meeting. Scott summarized the Financial Report.
- VI. Old Business
  - a. Budget
    - i. Greg Kennedy voiced concern that there was no money forecasted for the boat ramp for 2025. A discussion among owners highlighting the importance of the boat ramp's accessibility due to verbiage in the FR Covenants, property values (having access to the water), as well as enjoyment for owners. The main issue with the boat ramp is the amount of money we spend each year to have the boat ramp dredged.  
  
Scott stated that the proposal is to find a long-term solution – a permanent fix – other than dredging.  
  
Dee Buchanon mentioned that while the construction is currently underway with nearby bridges, the water is being diverted. Dee suggested that a long-term solution not be put in place until after construction of the bridges is complete.

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She suggested we find out from Department of Natural Resources (DNR) if this construction impacted the flow of our river which, if that is the case, DNR will have to restore it.

Greg reminded everyone that prior to any work on the boat landing, we will need to coordinate with Corps of Engineering, Department of Natural Resources, and Department of Fish & Game for permitting.

Greg motioned to add \$5000 in the budget for the boat launch as a placeholder for whatever options we come up with. Carmen Cate seconded the motion. This motion was approved.

- ii. Greg motioned that we accept the Budget for the Years Ended April 30, 2025, as amended. Corina Hase seconded the motion. The Budget was approved.
- iii. Brian stated that the Board recommends we maintain our current HOA dues of \$250/annually per lot. Corina motioned that the HOA dues remain at \$250/annually per lot. Carmen seconded the motion. This motion was approved.

b. Landscaping

i. By Gate

- 1. AJ discussed "sprucing up" the area by the main gate with a garden area using railroad ties or logs, adding flowers, possibly boulders and rocks.
- 2. Dee stated she has a connection where we can get railroad ties for \$20/each. She also stated she can get perennials from a friend at no cost.
- 3. Scott stated he will volunteer \$1K for this project.
- 4. Dorothy Camacho and AJ volunteered to head up this project.

ii. Boat Launch Common Area Clean Up

Brian stated that an email will come out with a date for a "beautification" day or weekend where lot owners are encouraged to volunteer their time to spruce up the boat launch, common area, and front gate areas.

iii. Road Sign

This was not discussed.

c. Road Grading

- i. Several options to restore FR roads:

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1. Road Grading – this is the option the Board proposed for this year and price out the other options (#2&3 below) for next year.

There was a discussion regarding rocks being thrown from the road into ditches during plowing season. Dee requested that lot owners be made aware prior to when road grading is scheduled to come out to give lot owners an opportunity to move gravel from their culvert to the road.

James Buchanon suggested D&S use equipment to pull the gravel from ditches back onto the road prior to road grading. Corina suggested the Board review the contract with D&S (possibility of removing gravel from ditches). Brian stated that this is something the Board will discuss with D&S.

2. Bring in Gravel

3. Rock Crushing – would be in phases where gravel in ditches would be reclaimed, crushed, and put back on the roads. This results in more compact gravel and less of a need for road grading. This option is expensive (Brian didn't have exact amount)

- ii. Option to keep down dust on roads by utilizing a product called Perma-Zymes. Numerous lot owners expressed that dust on the roadways has been an issue. No further discussion/decisions made.

- d. Winter Road Plowing

The Board is looking at moving the minimum amount of snow for the plows to come in from 4" to 5" which will save at least 3 plowings this year. The Board will also consider moving to on-call service in the Spring.

- e. FR Phone Tree

- i. Dee asked for everyone to update their information on the sign-in sheet. She will update the phone tree list and then recommended we test it.
- ii. Brian explained the importance of and the intent of the phone tree.
- iii. Scott suggested that we have a "Members Only" section on our website, if available, where we could post items (such as the Phone Tree) not available to the general public.

- f. Boat Launch (discussed in detail in Budget section).

- g. Gate Code Change

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The Board decided to, upon the recommendation of the Fire Chief, install a Fire Box at the front gate. This box enables the Fire Department and EMS access to open our gate.

h. New Board members

- i. The following board members have met their 3-year term; therefore, these positions are available for re-election:
  1. Bryan Kirby
  2. David Cate
  3. Brian Hase
- ii. Crystal Kennedy made a motion to nominate Bryan, David, and Brian as Board Members. No other individuals were nominated. Dorothy seconded the motion for Bryan, David, and Brian. The motion for the three Board Members to remain on the Board was approved.

VII. New Business

- a. Star Link is an option for owners seeking internet access.
- b. Chili Cook Off / Labor Day BBQ (Saturday August 31st) – held at David & Carmen Cate's, watch for details via FB, FR website, and email.

VIII. Member Concerns

- a. Greg:
  - i. FR Covenants. Greg suggested we put together a committee to review the FR Covenants and propose changes, as needed, to the Board. Greg made a motion that the Board establish a Covenant Review Committee. James Buchanon seconded the motion.
  - ii. Greg informed owners that lot owners Sue Zajac passed away this year and Morris Pickel passed away last year.
- b. Vicki Ralston stated that we have lot owners who are not following the Covenants. A discussion evolved among lot owners regarding opinions about complying with the FR Covenants. A suggestion was made to send a notification to all lot owners requesting them to police their properties to ensure they are complying with the FR Covenants. Another suggestion was to encourage owners to communicate with each other if they have any issues regarding their property. Any questions or concerns should be brought to the Board's attention.

IX. Adjournment

James made a motion to adjourn the meeting. Corina seconded the motion. The FR Annual Meeting was adjourned at 2:23pm.

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Brian Hase

Falcon's Ridge Vice President  
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