

Falcon's Ridge Owners Association  
Annual Meeting  
Meeting Minutes  
May 23,2020

- I. Call to Order  
Meeting Called to order at 1:10
- II. Welcome and Introductions  
Greg introduced the board and asked members attending the meeting to introduce themselves to everyone
- III. Review of 2019 minutes  
Bryan Kirby gave an abbreviated review of the 2019 meeting minutes
- IV. Financial Report  
Christine Bentz reviewed the annual expenses for the FY 2019-2020 actual costs vs budgeted costs and discussed the proposed budget for FY 2020-2021. Members had questions about administrative costs and also boat launch money.
- V. Old Business
- a. Gravel Pit status  
Greg went over the process on how the Gravel Pit was awarded the contract.
  - b. Bylaw Updates  
Greg covered last years bylaw changes and moved it to the New Business
  - c. Landscaping at the front Gate  
Greg talked about the money we put aside to help make that better on the eyes. Phil Snyder was there and talked about Johnson Investments giving as many R/R ties that we would want.
  - d. Falcon's Ridge Phone Tree  
Greg covered how the phone tree work last year and the reason why the tree has been made and also that we are updating it.
- VI. New Business
- a. 2020-2021 Budget (Passed no opposed)
    - Checking \$ 4,587.24
    - Savings \$ 10,016.59
    - Expenses:
    - Insurance \$975.00
    - Snow Plowing \$10,000.00
    - PO Box Rental \$206.00
    - Road/Boat Launch Work \$2,600.00
    - Administration (License Fee, BBQ, Keys, Remotes) \$ 600.00
    - Website \$615.00
    - Gate Maintenance \$325.00
    - Electric (MEA) for Gate \$350.00

Landscaping	\$250.00
Wood Chipper Rental (Beetle/Fire Mitigation)	\$400.00
Moose Removal	\$150.00
Payment Processing	\$400.00
Total	\$16,871.00

Income:	
Current Years Dues	\$10,500.00
Tract A (22% of Common Area Costs)	\$3,760.51
Subtotal	\$14,260.51
Payment of Overdue Dues	\$600.00
Late Fees	\$150.00
Total	\$15,010.51

- b. 2020-2021 Dues (Passed no opposed)  
Greg talked about why we chose not to raise the due for this year. Also spoke that the dues will more than likely go up next year. Set dues a \$150.00 per lot.
- c. Proposed Bylaw Changes (Passes no opposed)  
Greg explained how the bylaws work and the reason we are working to update and change.
  - ~Remove "The Declarant"
  - ~Change board members to a range of 3-7
  - ~Procedure for providing advance mailing
  - ~Electronic notifications
  - ~Simplified the method for the establishment of the annual meeting
  - ~Changed method for amending bylaws to require a 2/3 vote of owners at meeting or by proxy
  - ~Formating/Spelling changes

Members have asked that the agenda and budget being sent out ahead of time so they can see and make comments before the meeting in case they can not make it to the meeting. **(The board will provide advance copies of the agenda and budget no less than 48 hours prior to the meeting to the membership)**
- d. Proposed Mail Service at Falcon's Ridge (passed no opposed)  
Bryan gave an overview of how the mail delivery idea came and the process that has been involved. We talked about the money \$2,400 used coming from the capital budget.
- e. Lessons Learned from the McKinley Fire  
Greg went over what he learned from the fire. Gates how to open electric gate with no power. Asks to make sure everyone had a key to the two back gates. If you are here and there is a fire or major emergency please open the gates. Link on website for fire status.
- f. Falcon's Ridge Facebook Page and Website  
Greg talked about the need to establish a Facebook Page for the community and Vicki said that she would be willing to work on it. Greg also talked about the updated website.
- g. Wood Lot & Wood chipper rental

Greg spoke to the safety point that the fire safety person said to get rid of all of the dead spruce and even the live spruce. Talked about the FireWise program. Talked about renting a wood chipper for a weekend and let people know that the first lot by the back gate is a wood lot for people to clean up their lots a place to put the slash.

h. Winter plowing issues

One lane, peoples driveways being plowed in. D&S just said they were very overwhelmed and was short on people but reflected on the issues and has taken measures to do a better job. (due to more people are we going to move up on the priority list) Possible of making road 1 way if it gets any worse than last year

i. Moose winter kill disposal

Greg 3 winter kills in the subdivision. 1 was shot 1 was drug and the other was back off Kestral.

i. Member Concerns

Nice to know that we talked to D&S about the snowplowing.

j. Election of Directors

Greg let people know that we can have up to 7 and currently have 6. Moved and seconded to add Bryann Zweifel to the board. Greg and Christine staled on the board

VII. Good of the order

- a. Change contract code
- b. Phone tree (add them to your contacts and make a group labeled "Phone Tree")
- c. Fall picnic over labor day weekend at the Kates lot
- d. Lot owners thanked the board for the work they have done.

VIII. Adjournment

Meeting adjourned at 2:50