

Falcon's Ridge Owners Association
Annual Meeting
Meeting Minutes
29 May 2021
Sheep Creek Lodge meeting room

1. Call to Order

Greg Kennedy (President) called meeting to order at 12:10p.m.

2. Welcome and Introductions

- a. Greg welcomed Roger Beal from Trac A and all attending Lot owners.
- b. Board members Bryan Kirby (Secretary) and Christine Bentz (Treasurer) were unable to attend meeting. Board member David Cate acted on Bryan's behalf and documented meeting minutes.

3. Review of 2020 minutes

Greg gave an abbreviated review of the 2020 meeting minutes.

4. Financial Report

Greg reviewed the annual expenses for FY 2020-2021 actual costs vs budgeted costs and discussed the proposed budget for FY 2021-2022

5. Old Business

a. Gravel Pit Status

- 1) There is currently no activity at the gravel pit. Gene (owner) must install a well at each corner of the gravel pit before any work can begin. The permit for the pit is good till 2029. DOT is projecting maintenance on three bridges in our local area.
- 2) FR lot owners, James and Dee Buchanan, recommended FR owners apply for well rights with the State.

b. Landscaping at the front Gate

- 1) Greg stated that Johnson Property has railroad ties that they will give to us.
- 2) Planting flower beds was discussed; however, the concern is watering.

c. Easement trimming

Scheduled for later this summer. Several FR owners requested advance notice due to property damages in the past.

d. Falcon's Ridge Phone Tree Update

Please review and ensure your address/contact information is correct on the phone tree listing. A copy will be emailed for your review. Contact a FR board member for changes or questions.

e. Winter Road Plowing Concerns

Owners present stated D&S did a "good job" keeping roads cleared this past season. No concerns noted.

f. Facebook Page and Web Site

- 1) Thank you to Vicki Ralston for updating/monitoring our FR Facebook Page! Lot owners can join our page which is named "Falcon Ridge at the Big Su Community".
- 2) Thank you to Bryan Kirby for updating/monitoring our FR Website!
www.falconsridge.com

6. New Business

- a. 2021-2022 Budget (approved as written with no objection).
- b. 2021-2022 Dues
 - Member dues being raised from \$150/year to \$200/year; there has been no increase in dues since the HOA was established 11 years ago.
- c. Labor Day Weekend Picnic for Neighborhood
 - 2nd Annual Picnic! This year's hosts will be David & Carmen Cate. Watch your email and the FB Facebook page for more information as we get closer.
- d. Boat Launch Issues
 - Boat launch was dredged this summer by R & J Enterprises. Concern was discussed over what could be done so this is not an annual budget constraint.
 - 1) Add more rocks along walls of the launch.
 - 2) Getting the Board involved with the Corp of Engineers.
 - 3) What affect it would have on wildlife.
- e. Wildfire Prevention measures
 - Landowners need to start focusing on removing their dead beetle kill trees.
 - 1) In Sunshine on 5 Jun 2021 you can drop off truck load Dead trees as well as a drop off for beetle kill in Willow.
 - 2) Greg Kennedy has a 250 Gallon water tank with fire hose that can be used and placed on trails during the summer high fire months.
 - 3) Being aware is major part of fire prevention. Making sure fires are completely out, clearing lot of potential fire hazards.
- f. Gate Contractor code change
 - Contractor code will be changed on 15 June 2021 to #9630. If anyone needs their code change to let Greg know before that date.
- g. Member Concerns
 - Keith Van Dyken brought up an issue with possibly arising his cabin. Greg questioned how high? And request that he submit plans to Architectural committee.
- h. Election of Directors
 - 1) John Conway and Brannye Zweifel's board positions are vacated due to them selling their lots and moving from area.
 - 2) Vicki Ralston and Dorothy Scott were both nominated with no opposition to the board to fill the vacancies.
 - 3) Greg Kennedy President for 11 years is vacating his position but will remain on board for continuity. No opposition.
 - 4) Bryan Kirby was nominated for President with no opposition. Vacating Secretary position.
 - 5) Brian Hase was nominated for Vice President with no opposition.
 - 6) David Cate was nominated for Secretary position with no opposition.

New Board Members

Bryan Kirby	President
Brian Hase	Vice President
Christine Bentz	Treasurer
David Cate	Secretary
Greg Kennedy	Director
Vicki Ralston	Director
Dorothy Scott	Director

Architectural Committee

Pat Gbur
Mike McCaul
Frank Moneymaker

i. In Memoriam

Gene Johnson, developer of several local developments including Falcon's Ridge, passed away.

7. Adjournment

Meeting adjourned at 1:08p.m.