

Falcon's Ridge Owners Association  
Annual Meeting Minutes  
22 May 2022

1. Call to Order

Bryan Kirby (President) called meeting to order at 12:10p.m.

2. Welcome and Introductions

Bryan welcomed Roger Beal from Trac A and all attending Lot owners.

3. Approval of Agenda

David Cate motioned to approve Agenda, Greg Kennedy seconded the motion, no opposition by homeowners.

4. Review of 2021 minutes

Bryan gave an abbreviated review of the 2021 meeting minutes.

5. Financial Report

- a. Bryan reviewed the annual expenses for FY 2021-2022 actual costs vs budgeted costs and discussed the proposed budget for FY 2022-2023.
- b. Andy Zajac motioned that this year's budget be approved, James Buchanon seconded the motion, no opposition by homeowners.

6. Old 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
  - 2<sup>nd</sup> 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 effect 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 Bryanne 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. New Business

a. Gravel Pit (Don Jean)

Activity started at the gravel pit in March. There have been numerous issues including starting operations earlier than 7:00am (per contract start time is no earlier than 7:00am), they have not created berms to deflect noise, and unsure if the four wells were installed (per contract).

b. Landscaping at Front Gate

Dorothy Scott volunteered to head up landscaping.

c. Road Grading

There was a question as to how much D&S charges and if there is another company that could grade our roads.

d. FR Phone Tree

As a reminder, Dee Buchanan updates our FR Phone Tree; please send updates to her. The phone tree is utilized for emergency situations in the event we need to contact homeowners (i.e. during the McKinley fire).

e. Winter Road Plowing

Discussion regarding alternative companies for plowing (currently use D&S) as the cost of plowing was higher than normal this year due to excess snowfall.

f. Facebook Page and Website

1) As a reminder, Vicki Ralston keeps us updated with any pertinent information via our Facebook page "Falcon Ridge at the Big Su Community"

2) Our website is located at: <https://falconsridge.com>

g. Boat Launch

Discussion regarding dredging the boat launch. Once approved by a state permit, the cost is \$6000 to remove the silt, the water has to be low enough to remove the grates, and no equipment is allowed in the water. Owners agreed the boat launch brings value to FR; however, feel this annual expense is draining our budget. It was agreed to not dredge the boat launch this year.

h. Budget

1) Discussion regarding increasing annual homeowners dues due to increased snowplow costs this year, cost of dredging the boat launch, and the fact that dues have not been increased since the beginning of the HOA.

2) Greg Kennedy made a motion to increase the dues by \$50/per lot (total \$250/per lot) and Phillip Quin seconded the motion; no opposition by homeowners. The increased dues will take effect for FY22-23.

i. Covenant Change

The FR Covenants were changed this year by a vote of the homeowners. The change was regarding garages. See our website for the updated Covenant.

j. Gate Code Change

A new contractor gate code is in effect as of today. The old contractor gate code will be terminated June 1<sup>st</sup>.

k. Mailboxes

We can order another mailbox that has sixteen slots. We need to have at least eight homeowners interested before ordering the mailbox; there is a waitlist available. The total cost of the mailboxes is \$1600.

l. Spruce Trees

If interested, downed trees can be disposed at Mile marker 103. See the Bureau's website for more information.

m. Board of Directors

1) Open positions: Vice President & Secretary – Brian Hase and David Cate were reelected.

2) Christina Bentz is stepping down as Treasurer; however, will continue until someone is elected.

8. Adjournment

Meeting adjourned at 1:35 p.m.