

Falcon's Ridge Owners Association  
Annual Meeting Agenda  
21 May 2023

1. Call to Order

- Meeting called to order at 12:03 by Bryan Kirby.

2. Welcome and Introductions

- Board members introduced themselves (Bryan Kirby/President, Brian Hase/Vice President, David Cate/Secretary)

3. Approval of Agenda

- No disputes.

4. Review of 2022 Annual Meeting Minutes

- No disputes.

5. Financial Report

- Financial report was emailed to all residents.

6. Old Business

a. Gravel Pit (Don Jean)

The gravel pit is currently in use.

- Bryan Kirby stated he sent (and called) a co-compliance complaint addressing that no berm along boundary of gravel pit had been put in place; however, as of 5/21/23, the berm has been completed.
- Bryan Kirby submitted a records request for well log data with the Bureau. There should be four monitoring wells, one in each corner of the gravel pit. The Bureau stated that no such record of those wells exists and that they will continue to look into the records.
- The current road project (on Parks Hwy) is scheduled for completion Oct '23; we are unsure if the gravel pit operations will continue after that time.
- Greg Kennedy questions why the Bureau is not enforcing the gravel pit contract; Bryan stated he has reached out to our Assembly Member. Greg suggested contacting the State DOT to make them aware of the gravel pit's non-compliance.

b. Landscaping

- Nothing was discussed regarding landscaping.

c. Road Grading

- D&S is scheduled to grade the roads this year.

- AJ inquired about repair of the road on the corner of Merlin & Hawk where it drops off; someone suggested that it is due to people cutting the corner causing the degradation. A suggestion was made to place stakes in the ground to ensure people don't cut the corner.

#### d. FR Phone Tree

- Bryan encouraged residents to keep their contact information updated. A sign-in sheet was passed around for those members in attendance where current address/email/phone was annotated.

#### e. Winter Road Plowing

- The contract with D&S has expired. We are comparing costs between D&S and Caswell before renewing this contract.

#### f. Facebook Page and Website

- Bryan encourage residents to review our website as well as join our Facebook page where information is passed along.

#### g. Boat Launch

- The boat launch ramp is currently unusable and needs work.
- Bryan requested that someone from FR and Tract A working together to talk with Corps of Engineers to determine what can be done. Roger (Tract A) volunteered. Greg Kennedy stated that the following agencies need to be consulted:
  - o Corps of Engineer permit
  - o Fish and Game permit
  - o DNR permit
- Dredging is currently planned this year with Roland. Several residents asked for the dredged silt be distributed to their property to fill holes.

#### h. Budget

- There was money leftover from the anticipated FY23 budget due to:
  - o No road grading
  - o Less snow plowing
  - o No boat launch dredging
- There was a motion to not raise dues. Greg Kennedy made the motion, Brian Hase seconded, no one opposed. Annual dues will remain at \$250.
- There was a motion to approve the FY24 budget. Carmen Cate made the motion, Brian Hase seconded, no one opposed.

#### i. Gate Code Change

- Bryan stated there is no change to the contractor code.

#### j. Spruce Trees

- Bryan discussed importance of removing/thinning dead spruce trees.

#### k. Board of Directors

- There is one open board member at-large. Greg Kennedy stepped down as a board member. AJ Fox volunteered to step up as a board member. Brian Hase made a motion to approve, Greg Kennedy seconded, no one opposed.

#### 7. New Business

- Brush cutting will take place this year.

#### 8. Member Concerns

- a. Andy Zajac stated he has wood chips available on his property for anyone interested.
- b. There was a discussion prompted by Greg Kennedy and Brian Hase regarding MTA's plan to upgrade/expand fiber optics to our area; however, the plan has been put on hold until after 2024.
- c. David & Carmen Cate will be hosting the third annual Chili Cook-off at their place Labor Day Weekend. Watch the Facebook page and website for updates.
- d. A couple of residents inquired about adding another mailbox. Bryan stated that the board will discuss if they want to waive the previous requirement of eight residents on the waiting list before purchasing another mailbox or just purchase one.
- e. There are currently nine gate openers available for purchase (\$25/each)
- f. There were a few items of discussion regarding the FR entrance gates.
  - Gate maintenance will be performed 2023.
  - All residents should have a key to the back gate – see a board member to obtain a key (no charge).
  - The gates have a manual override for emergencies; contact a board member to learn how to override the gate.
  - The gate code for emergency vehicles is #9112.

#### 9. Adjournment

- Meeting was adjourned at 1:02pm