Falcons Ridge
Owners Association

Date: July 5, 2025

Attendance: Crystal Kennedy, Travis Parker, Keith VanDyken, Dan Ezell, Dee Buchanon, Tiffany Lopez

Agenda:
1)Roll call (check-in procedure)
2)Call to order, establish a quorum
3)Proof of notice of meeting
4)Introduction of Interim Executive Board members
5) Approval of Agenda
6) Reading of minutes of preceding meeting
7) Reports
8) Establish term of membership of the Executive Board - Adoption of amendment to bylaws
9) Election of Directors of the Executive Board
10) Ratification of Budget
11) Unfinished business
12) New business
13) Owners Comments
14) Adjournment.

1. Roll Call- Done by check in procedure and sign in sheet.

2. Call to order- Crystal Kennedy called the meeting to order at 12:05pm, a quorum was established.

3. Proof of notice of meeting- Crystal presented the notice that was properly noticed by Secretary in May.

4. Introduction of Interim Executive Board Members: Crystal Kennedy, Travis Parker, Keith VanDyken, Dan Ezell, and Dee Buchanon were all elected as interim board members at the June special meeting.

5. Approval of Agenda- Greg Kennedy motioned to approve agenda, Brian Hase seconded it. Greg then motioned to amend agenda to move line item 9 to line item 12. Dee seconded it. Amendment passed. Main motion passed.

6. Reading of Minutes preceding meeting- David Cate made a motion to approve minutes of 5/19/24, Brad Meyen seconded it. Motion passed. Brad motioned to approve 6/16/25 Special meeting minutes, AJ seconded it. Motion passed.

7. Reports- Financial Reports updated by Travis. Keith VanDyken is working with Scott on Treasurer duties. The previous board paid $2500 to HOA Legal AI Services. The Board is considering sending a certified letter asking for a refund or a partial refund. Discussion followed about why we don’t keep HOA Legal AI. Crystal explained that the company is not

owned by a lawyer, the man who owns it is a paralegal. This was a AI service still under beta testing without any legal representation and is not providing the service contracted and paid for. Budget- Travis gave explanation, D&S snowplowing, Tract A should be reimbursing us for approximately $2340 this year but we didn't have that exact number yet. We have $15,000 in budget for snowfall and the average is $7-8,000. However, its recommended $15,000 in case of a heavy snowfall year. $5,000 is budgeted for boat launch to dredge out sand. Admin expenses- BBQ, keys, remotes, keypad repairs. Everyone should have a back gate key because the front gate doesn't work when power goes out. AJ asked if keypad has been serviced, it will be addressed. $22,979 bank amounts were reviewed. We have a difference Keith believes we have checks that were not included in amounts.

8. Establish term of membership of the Executive Board - Adoption of amendment to bylaws- Crystal proposed a resolution for the term schedule of the executive board. The bylaws already require that 1/3 of the terms of directors expire each year. The term for a director is 3 years. The director positions will be staggered terms and designated as seats A,B,C,D,E,F and G. The three-year cycle includes seats A and B elected in one year, seats C and D on the following year and seats E, F and G on the following year after that. An appointed director will fill the remainder of the seat that was vacated. AJ made a motion to adopt the resolution, Brian Hase seconded it. No objections so motion passed.

9. Ratification of Budget- Tracy Olson made a motion to adopt the budget and to amend the budget by adding $3,000 a year to the budget for legal fees, Bryan Wiles seconded it. Discussion amongst members on increasing the legal budget up to $10,000, however that would require increasing the dues $130 per year. The decision was made to start with $3,000 for this year. David made a motion to start with this amount, Greg seconded it. Yearly this can be reviewed and added to. Motion passed.

10. Unfinished business- Boat launch- Is important to everyone, Tract A gets a vote on this issue as well. Members discussed a more permanent solution than dredging yearly. Dee stated her daughter works with the Army Corps of Engineers and will assist us in getting a plan in place. Greg Kennedy spoke to Phil Schneider, and he stated are not required to keep the same spot, we have a wide range we can launch from. The $5,000 shall remain in the budget.

11. New Business- Crystal read her statement regarding covenant violation enforcement (see attached). Went over the Covenant amendment process, changes need to go out to all lot owners and 2/3 need to respond and approve. Board bylaws update with owners' ratification. We would like to have a policy rules and regulations manual created and put on the website. We will create and adopt a code of conduct policy for members. Covenant committee should be started again. The idea of a maintenance committee was presented; it would be comprised of someone who lives in FR full time and could help when there is an emergency. Instead of hiring an association manager we could try the maintenance

committee first. The beautification committee was talked about again. Thanks to James Buchanon who did all the weed eating for the common area.

Resale certificate is a document we have been told we need. It shows the health of the HOA for the properties that sell. We will investigate whether we really need one or not.

Upgrade of Keypad- should we keep as is or make it more modern. $25 for remotes, Brian suggested we add repair of the arms of the gate.

Tad Ralston made a motion to talk about the covenants. Crystal asked if there is an issue. Tad stated the covenants for our community were not a template. Crystal suggested that Tad be on covenant committee. Roger Biehl (Tract A) stated that we can't change any covenant that affects tract A or they would need to vote on it. Dee stated- would like to work on documentation of previous decisions to be put in place, some things that were approved by previous boards are not documented, we need to see what was approved and then move forward. We will need to look for documents that would show if items were approved. A question was asked how members would be notified of changes. Likely via email. We discussed starting a newsletter to keep members informed.

12. Election of Directors of the Executive Board- 6 seats available. The terms of each seat is broken down according to the new Bylaws requirement of implementing staggered terms.

    A. 3 year term, Keith VanDyken Elected

    B- 3 year term, Dee Buchanon Elected

    C- 2 year term, Dan Ezell Elected

    D- 2 year term, Travis Parker Elected

    E- 1 year term, Crystal Kennedy Elected

    F- 1 year remaining of a 3-year term, Tiffany Lopez in this seat

    G - 1 year term, AJ Fox, Elected

13. Owners Comments- It was asked to have Crystal's speech sent to everyone. Tracy Olson suggested to have the annual meeting later in the summer like this one. We can talk about it, but it may have budget ratifications. It was asked if we can list places for sale on the website, yes that's possible you only need to email president@falconsridge.com to do so. David Cate announced chili cook off on Labor Day Weekend at his place.

14. Adjournment - Brian Hase made a motion to adjourn. There was no objection; meeting was adjourned at 1:30 pm.