

## Falcons Lair Community Service Association Minutes of Annual Meeting (1/21/2023)

1. The meeting was called to order at 10:00am January 21, 2023, by Edison Ortiz.  
Board: Present-Colt Graba, Edison Ortiz, Kelly Bunning, Lisa Wagner Absent: Maranda Patton  
Association Members Present: 37 Votes (See attached list)  
Proxies: 22 Votes  
Quorum of 48 votes was met.
2. Financial Report (Lisa Wagner):  
Budget was not completed and passed to new board.  
End of year 2022 cash balance was approx. \$94,000.00
3. Covenants Review Committee Report (Greg Hilewitz):  
Review of the background and scope of the committee.  
Soliciting input from members and to have input returned by early March 2023.
4. Architectural Review Board (Kyle Wagner):  
Review of approvals this year  
Discussions on Century homes build and Nellie Road 12 lots where application was received on or about January 16, 2023. New ARB will address the Nellie Road Lots.
5. Review of 2022 projects:  
New signs added to entrance.  
Stop signs replaced and added.  
Roads paved.  
Legal representation by Campbell Teague LLC in Greenville
6. Review and reminders of covenants:  
Restrictions for boats, campers, recreational vehicles and trailer – not greater than two consecutive days.  
Mowing season is April 1 through November 1 and all lots must be mowed by the 10<sup>th</sup> of each month.
7. Voting:
  - a) Board Membership:  
The ballot consisted of Butch Harrison, Sam Head, Jamie Hellams, Greg Hilewitz, Rick Linder, and Howard Wiley. Rosemary Shaver removed herself from the voting to serve on the ARB.  
  
All candidates present introduced themselves and why they wanted to run for the board. The candidates elected were Butch Harrison, Jamie Hellams, Greg Hilewitz, Rick Linder, and Howard Wiley.
  - b) Robinson Variance to combine three lots into one: Passed.
8. Open Discussion:
  - a. Entrance sign in island at main entrance. New board will address.
  - b. Interest in gates and private drive signage at all entrances.

The meeting adjourned at 11:40am.

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<u>Name</u>	<u># of Lots or Home?</u>
John Argabright	1
Judy Curve	1
Bradley Drecker	1
Greg Hileritz	2
Rick Linder	1
Nancy Bishop	2
Butch Harrison	1
Bob & Debi Araga	1
SHARON L. WINTER STREET	1
Peggy Domancio	7
Harold Bono	1
Stephanie + Bob Corley	1
Bill + Mary Ann Serrick	1
Andy Robinson	1
Jim Langdale	1
Diane McQuaid	1
Ken West	1
Karl + Missy Addis	1
Gary + Renee Calloway	3
Edison Ortiz	2
Rhett Bradley	2
Haw + B Wilby	2
Tammy + Dennis Lacher	1
Monte Wright / Tena Wright	3
LISA WAGNER	1
Kelly Bunning	1
Holly + Neil Sullivan	1
Dan Suddeth	2

(27)

(37)