

Falcon's Lair CSA Board of Directors Meeting Minutes (1/24/2023)

1. The meeting came to order at 6:30pm on January 24, 2023.
 - Board of Directors members present were: Butch Harrison, Jamie Hellams, Greg Hilewitz, Rick Linder, and Howard Wiley.
 - Architectural Review Board Members Present: Bob Greger and Rosemary Shaver and Stephanie Corley was absent.
 - Association member present: Nancy Bishop
2. Discussion of board member positions was held. The initial slate of candidates was adopted without objections. New Board of Directors are: Jamie Hellams – President, Butch Harrison – Vice President, Rick Linder – Secretary, Howard Wiley – Assistant Secretary, Greg Hilewitz – Treasurer.
3. Financial Report (Greg Hilewitz):
 - The January 1, 2022, the cash balance was: \$91,471.60. After deposits on January 23, 2023, our current balance is \$103,363.67.
 - Greg brought up for consideration putting some of the working cash into one or more high-yield savings accounts that are currently giving more than 4.0% interest.
 - Greg also brought up for discussion the use of accounting software to better track receipts, member balances, and to issue invoices with the potential for on-line payment. He will present the board with options after talking with our accounting firm.
 - Greg will also prepare a 2023 budget to present at the next scheduled board meeting.
4. Architectural Review Board:
 - The ARB and the Board discussed the receipt of the request for approval of the 12 Nellie Road lots.
 - Rosemary Shaver will draft a response letter to the builder and will review with Nancy Bishop before sending.
 - Additionally, Bob Greger will work with Blue Ridge on the tree removal at the streetlight on Troon Lane.
5. The Board and ARB also discussed:
 - Comments from the annual meeting regarding the signage at the main entrance. Jamie will check with the Oconee County Road Department to verify the Falcon's Drive island belongs to FLCSA. The board will then meet with Gary Yeatts to determine a path forward.
 - Getting "Private Road" and "No Through Way" signage for the street signs at the entrances to the community.
 - Installing a mailbox on the island at the entrance for official association mail.
6. Community Involvement:

The Board discussed the need to keep the association involved by providing updates on our progress and initiatives and to solicit feedback from the members.

Initially, the board will expand the Covenants Review Committee website to post events, reports, minutes, and other Association and social events.

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The board also decided to host a Winter 2023 Falcon's Lair Meet-and-Greet at Steph's Steaks in Walhalla. The Board members agreed to split the venue charge among themselves. A date will be determined..

Golf Course: Jamie will coordinate a time for the Board and ARB to meet with Gary Yeatts. This is designed as an introductory meeting.

7. The meeting adjourned at 8:05pm.