

NOTES OF MEETING  
BETWEEN WINDSOR AT WALHALLA LLC OWNERS  
AND  
FLCSA BOARD AND ARB

Monday, February 13, 2023

At The Tavern, Windsor at Walhalla Golf Course

6:30 pm

On Monday, February 13, 2023, at 6:30 pm, the FLCSA Board and ARB met with Gary and Melanie Yeatts and Ryan Calhoun (Windsor at Walhalla LLC members) at The Tavern, Windsor at Walhalla Golf Course. Ryan's wife was not able to attend. The purpose of the meeting was for Gary, Melanie and Ryan and the FLCSA Board and ARB to meet and have an open discussion of the history and future plans for both Windsor at Walhalla LLC and the FLCSA.

In attendance for the FLCSA Board were President Jamie Hellams, Secretary Rick Linder, Treasurer Greg Hilewitz, Vice-President Butch Harrison and Assistant Secretary Howard Wiley. In attendance for the ARB were members Rosemary Shaver, Stephanie Corley and Bob Greger. Also in attendance was community resident Nancy Bishop.

Gary gave some history of his relationships and dealings with previous members of FLCSA Boards and ARB's. Both parties stated that their interest now was in moving forward productively.

Jamie informed Gary, Melanie and Ryan that he had been in conversation with the President of Falcon's Lair West recently and that they were planning to gate off their roads with a farm gate. Jamie also reported that Falcon's Lair West will be in talks with the FLCSA about cooperating in some manner to be determined. No decisions have been made on this yet.

The group then discussed development along Nellie Rd. Jamie stated to Gary, Ryan and Melanie that the Board/ARB has a problem with the grading on some of the 12 lots within the Falcon's Lair Subdivision.

Gary then offered to walk the 12 lots on Nellie Rd and Putter Ln the next day with members of the FLCSA Board/ARB to see if we can all identify the problems with the grading and perhaps resolve them. Gary stated that once such a "walk-through" occurred he wants a written agreement with the Board/ARB identifying and resolving the grading issues. The FLCSA members agreed that such a walk-through was a good idea but were not prepared to do it the next day and no date was set yet. Gary also reported that the proposed builder (CenturyComplete or Century Homes) was doing the grading.

CenturyComplete, the builder that built the newest homes in Falcon's Lair, is the one requesting ARB approval for the 12 lots on Nellie Dr. The ARB has until February 24, 2023 to respond to CenturyComplete, and either approve, disapprove or modify their submitted plans.