

APPROVED MINUTES

BOARD OF DIRECTORS' MEETING

APRIL 3, 2024

The Falcon's Lair Board of Directors meeting was held at Nancy Bishop's house, and was called to order at 6:00 p.m. on April 3, 2024. Present were officers and Directors Rick Linder, Scott Wooten, Nancy Bishop and Greg Hilewitz. President Jamie Hellams was unable to attend. Vice-President Rick Linder conducted the meeting.

1. Approval of Agenda

The Agenda was approved as written without objection.

2. Approval of Minutes

The Minutes from the February 28, 2024 meeting were approved without objection. The Minutes from a Special Board Meeting of March 14, 2024 were also approved without objection.

3. Treasurer's Report

Greg Hilewitz gave the Treasurer's Report. FLCSA has a total balance on this date of \$125,529.82 in checking, CD's and pre-paid legal fees.

Old Business:

4. Rick Linder reported on options for road maintenance. He is continuing to gather that information to present to the Finance Committee. Scott Wooten volunteered to help gather options and information. No decisions were made at this point.

5. No report from the Financial Committee.

6. Street Signs:

Bill Serridge has offered to help Butch Harrison put up the purchased street signs in the subdivision, when they are both available. The Board appreciates both Bill and MaryAnn Serridge's offers to help.

New Business:

7. Trailer/boat covenant violations

The Board has been made aware of possible covenant violations and approved two letters to be sent to the relevant homeowners.

8. Yard maintenance issues

The Board has received some complaints concerning yard and lot maintenance and will communicate with relevant property owners.

9. Social Committee

Scott Wooten discussed the need for the Social Committee to be able to receive payments from homeowners in occasional cases, and the mechanism for doing this. He and Greg will discuss with a local bank.

10. ARB Report

Signature Homes has started four new homes on Putter Rd. Property owners need to be reminded again that any construction or change to the exterior of their property must first be approved by the ARB through the application process on the FLCSA website.

11. Political Signs/Flags and Covenants

The FLCSA Covenants state:

“No advertising signs, billboards or high and unsightly structures, with the exception of home/lot “for sale” signs, shall be erected on any lot or displayed to the public on any lot, or parcel, except after written permission of the Architectural Review Board, its successors and assigns as obtained.” (Article IX, Section 1(d)(11).

The Board discussed the display of political signs, flags and banners and determined that they constitute advertising for a particular candidate, which is displayed to the public, and as such, are prohibited by the Covenants. This information will be distributed to the community both in the next newsletter and on Facebook.

12. Executive Session

The Board went into Executive Session to discuss legal issues.
The Board came out of Executive Session

13. The Board unanimously decided to have its next meeting, May 8, 2024 as a public meeting. Greg Hilewitz will see about securing the use of the meeting room at Walhalla High School. Notice will be given to the community.

Greg Hilewitz moved to adjourn. Scott Wooten seconded and the meeting was adjourned at 7:53 p.m.