

BOARD OF DIRECTORS ORGANIZATIONAL MEETING
JANUARY 25, 2024

The initial and organizational meeting of the Falcon's Lair Board of Directors was held at Nancy's Bishop's house, and was called to order at 6:30 p.m. on January 25, 2024. Present were the five persons elected to the Board of Directors at the January 20, 2024 Annual Meeting: Rick Linder, Greg Hilewitz, Nancy Bishop, Scott Wooten and Jamie Hellams.

1. Approval of Minutes:

a. Approval of January 4, 2024 minutes. Greg moved to approve, seconded by Rick, motion approved without objection. Scott was not present at that meeting and did not vote.

b. Approval of minutes from Annual Association Meeting January 20, 2024. They were amended to add the item from the "parking lot." Scott moved to approve the minutes as amended, Rick seconded the motion and it passed without objection. Both meeting minutes will be posted to the FLCSA website.

2. Election of officers per the ByLaws.

A motion was made by Greg, seconded by Rick, that the following officers are elected to serve until the next Annual Meeting, which passed without objection:

Jamie Hellams, President
Rick Linder, Vice President
Greg Hilewitz, Treasurer
Nancy Bishop, Secretary
Scott Wooten, Assistant Secretary

A motion was by Greg, seconded by Rick, to appoint thee following persons to the Architectural Review Board:

Rosemary Shaver
Butch Harrison
Nancy Bishop will be the Board Liaison to the ARB

The motion passed without objection.

3. Priorities:

a. Community Committees: Finance and Covenants Review

The Board discussed their invitation to the community to sign up to help on two committees: the Finance Committee and the Covenants Review Committee. Only one homeowner volunteered, and the Board greatly appreciates her willingness to help with these efforts.

b. Road maintenance and protection.

Discussion was held about the maintenance needs for the roads, to protect our investment and the paving. Bids are being gathered at this time.

c. Culverts.

The Board discussed at length the situation with the damaged and collapsed culverts throughout the subdivision which are resulting in flooding with heavy rains and damage to the roads. Butch Harrison and Greg have been inspecting the culverts and affected areas with a local contractor that handles such repairs, and are working on getting a bid. The Board considers this a priority project, but tabled it to get additional information from the contractor.

d. Lease and Sign.

Nancy reported on the status of the Lease and the Falcon's Lair Community sign. She will contact Windsor as soon as possible to complete these items.

4. Attorney Consultation

The Board discussed the need to consult with its attorney concerning lot mergers and will also send the two delinquent accounts as well.

The Board scheduled its next meeting for February 28 at 6 pm at Nancy's house.

Motion made to adjourn the meeting by Greg, seconded by Rick, meeting adjourned without objection at 8:45 pm.