

BOARD OF DIRECTORS' MEETING  
FEBRUARY 28, 2024

The Falcon's Lair board of Directors meeting was held at Nancy Bishop's house, and was called to order at 6:02 p.m. on February 28, 2024. Present were the five Directors and officers, Rick Linder, Scott Wooten, Nancy Bishop, Greg Hilewitz and Jamie Hellams.

1. Approval of Agenda

The Agenda was approved as amended without objection.

2. Approval of Minutes

Jamie Hellams moved to approve the Minutes of the January 25, 2024 meeting of the Board of Directors as amended. Scott Wooten provided a second and the motion was approved without objection.

3. Greg Hilewitz gave the monthly Treasurer's report. Quickbooks is working well for payment of assessments and sending out notices and reminders.

Old Business:

4. Culvert project:

Greg Hilewitz reported that the culvert project has been completed. Fifteen culvert inlets and outlets were repaired to improve waterflow, stop erosion and prevent damage to the roads. A total of \$24,000 had been allocated to the project. It came in under budget at \$21,984.56. In addition, the Association has 10' of 12" culvert pipe left over for future use.

5. Road Maintenance and Protection:

Rick Linder reported that he is continuing to work with various contractors to get bids for future seal-coating the roads and other maintenance as needed.

6. Street signs:

Plans are being made to install the street signs, which have already been purchased.

7. Website:

Work continues to update and re-format the Community website.

8. Attorney and Legal Matters:

The Board still needs to consult with its attorney on several matters and will make arrangements to do this.

9. Lease and Sign:

Nancy Bishop reported on progress with Lease negotiations for the Island and the Falcon's Lair sign there. Negotiations are continuing.

New Business:

10. Dog Complaints:

There have been several complaints about dogs in the neighborhood. It is important for owners to contain their pets, pick up after them and make sure they don't pose a threat to anyone. The Board will address specific cases with the homeowners.

11. ARB Report:

A comprehensive ARB report was provided by Rosemary Shaver. There are several new builds currently in the neighborhood, and the homeowners and contractors are working with the ARB to ensure the Covenants are complied with. In addition, there have been several home improvement projects the ARB has been working on. The ARB appreciates the cooperation of homeowners working with it.

12. Corporate Transparency Act:

Greg Hilewitz discussed the new federal Corporate Transparency Act, which will apply to HOA's including Falcon's Lair. He will be discussing it with our accountant and we will do what is necessary in order to comply.

13. Social Events:

An Easter egg hunt will again be held at the Linder's house at the Linder's house on Troon Dr. on March 23 from 2-4 p.m., with a rain date of March 30. There will be a jump castle, Easter egg hunt and activities for the entire family. Neighbors without children are also encouraged to attend. More information will be posted on the website and on Facebook.

Scott Wooten has formed a Social Event Committee with several neighbors. They are planning some exciting parties and neighborhood events throughout the year.

Greg Hilewitz made a motion to adjourn at 8:45 p.m. Passed without objection.