

MINUTES

BOARD OF DIRECTOR'S MEETING JULY 9, 2024

The Falcon's Lair Board of Directors met Tuesday, July 9, 2024 at 6 pm at Nancy Bishop's home. Present were Greg Hilewitz, Treasurer; Rick Linder, Vice-President and Nancy Bishop, Secretary and a quorum. Jamie Hellams was not able to attend due to an urgent work matter.

The meeting was called to order at 6:25 pm by Rick.

1. The Agenda was approved as written.
2. The June 4, 2024 Minutes were approved as written without objection.

3. Treasurer's Report.

Greg reported essentially no change in the financial report from last month.

Financial Committee Report.

No report.

4. ARB Report.

The ARB reported that Signature Homes is making progress on homes on Putter Ln and Nellie Rd. The ARB has also been busy with several homeowner applications for external changes or additions to their properties.

There was discussion about the fact that a number of new homeowners are not receiving copies of the FLCSA Covenants at or before closing, which causes difficulties.

5. Social Events Committee

Due to a lack of participation, the Social Events Committee has been dissolved.

Homeowners are still encouraged to host social events at their own initiative.

The Board discussed the need to give out Welcome Packets to new homeowners in the neighborhood. Rick volunteered to do this at this time.

Old Business:

6. The Directors discussed staying on top of the continuing violations of the Covenants, in particular, boats, trailers and RV's being left on properties for a period of time beyond what the covenants allow. The particulars will be discussed in Executive Session.

New Business:

7. The Board discussed possible By-Laws amendments for the future which would then be presented to all property owners at the Annual Meeting. They decided to research several matters before proposing any specific changes.

8. The Board voted unanimously to join an organization called MLCA (Mountain Lakes Community Association), which provides its members a newsletter and other resources that specifically address current laws, trends and other important developments in SC Homeowner Associations, with a focus on the Upstate. A number of these items can be researched through MLCA resources online. The Board feels that this is an invaluable resource. The cost is \$100 a year.

9. Grass invading the asphalt road edges was also discussed. This grass, if allowed to continue to grow into the roads will ruin the road surfaces. The decision was made to include a thorough explanation and education on this issue in the upcoming FLCSA Quarterly Newsletter before deciding on a recommended course of action to protect the road surfaces.

10. It was decided that the dates for future Board meetings will be on the second Tuesday of each month remaining this year, and until the Annual Meeting. The meetings will be held at 6 pm and will be posted on the FLCSA webpage. The Board anticipates holding two more open meetings for homeowners in a public location which will be announced once that location is confirmed.

The Board then recessed into Executive Session to discuss specific Covenant violations, overdue assessments and legal matters.

The Board came out of Executive Session with no action items for the general meeting.

The meeting adjourned at 8:18 pm without objection.

