

BOARD OF DIRECTORS' MEETING
May 8, 2024

The Falcon's Lair Board of Directors meeting was held at Walhalla High School where the Association members were invited to attend. The meeting was called to order at 6:30p.m. on February 28, 2024. Present were four of the five Directors and officers, Rick Linder, Nancy Bishop, Greg Hilewitz and Jamie Hellams, and a quorum. Scott Wooten was not in attendance.

Also in attendance were Bill and Maryann Serridge as well as Don and Kathy Boyce, members of the association.

1. Approval of Agenda
The Agenda was approved without objection.

2. Approval of Minutes. Rick Linder moved to approve the April 3, 2024 Minutes of the meeting of the Board of Directors as submitted. Greg Hilewitz provided a second and the motion was approved without objection.

3. Treasurer's Report. Greg Hilewitz gave the monthly Treasurer's report. The Association has a total of \$90,622.94. One 7-month CD for \$20,000 expires May 20, 2024; a 13-month CD for \$25,000 expires June 3, 2024; a 7-month CD for \$35,622.94 expires July 3, 2024 and a 13-month CD for \$20,000 expires November 11, 2024. Greg is currently shopping for the best rates to roll these CD's into as they expire, in order to get the best return on our money.

4. ARB Report. Rosemary Shaver gave the ARB report (attached to these minutes). The ARB has been extremely busy with new builds and remodels.

5. There was no report from the events committee.

Old Business:

6. On April 29, 2024, Greg and Nancy met with Wendell Hawkins, attorney for the Association. Mr. Hawkins will issue a legal opinion as to whether or not our covenants allow lots to be “merged” in order to reduce assessments. Once that opinion is issued, the Board will present a resolution to the Association members.

Public Comment:

Members at the meeting were then given a chance to make comments, suggestions and ask questions of the Board. These were:

- a. Should we consider using an HOA management group to keep up the website and other day-to-day administrative activities. Several members of the Board and ARB also have full-time jobs in addition to their Association duties.
- b. There was a question about how to access the minutes of prior Board meetings, and whether they could be emailed to everyone. Discussion of privacy issues was held, and the difficulty in keeping current contact information on Association members.
- c. A concern was expressed about young kids driving golf carts all over the neighborhood in an unsafe manner. The Board has contacted both the State Police and the County Sheriff’s office. As long as the roads are private, they cannot enforce the law regarding only licensed drivers operating golf carts. The Association would need to amend its Covenants to cover this.
- d. Discussion was held about the “cut-through” path on Troon, where golf carts routinely drive, and that it is in hazardous condition. This property is owned by Windsor.
- e. Discussion was held about the need for more speed limit signs on Lecroy, as well as “children at play” signs on Lecroy. - Rick Linder will contact Roads and Bridges to ask about these signs.

The Public session was then closed. The Board very much appreciated the participation of those who came.

New Business: There was no new business

Executive Session: The Board recessed into Executive Session to discuss legal matters, overdue assessments and covenant violations.

The Board came out of Executive Session and no action items were needed.

The meeting adjourned at 8:06 without objection.