

## MINUTES

### BOARD OF DIRECTORS ORGANIZATIONAL MEETING

February 5, 2025

The organizational meeting of the Falcon's Lair Board of Directors was held at Nancy Bishop's house at 5 pm on February 5, 2025. In attendance were: Nancy Bishop, Greg Hilewitz, Mike Gulledge, Jim Hoadley, Mary Ann Serridge, and Rosemary Shaver.

The meeting was called to order at 5:03 by Greg Hilewitz. The agenda was approved without objection. The minutes of the Falcon's Lair Annual Meeting were approved without objection.

The Financial Report was unchanged from that given at the Annual Meeting. Greg Hilewitz reported that the new Falcon's Lair Community sign cost \$1313.

1. Election of Officers. The following were elected as officers without objection.
  - a. Greg Hilewitz, President
  - b. Nancy Bishop, Vice President
  - c. Jim Hoadley, Secretary
  - d. Mike Gulledge, Treasurer
  - e. Mary Ann Serridge, Assistant Secretary and ARB Liaison

The Board appointed the following individuals to the Architectural Review Board:

- a. Rosemary Shaver
  - b. Lynnette Jankowy
2. Bank signatories will be Greg Hilewitz, President; Jim Hoadley Secretary; and Mike Gulledge Treasurer.

3. New Business:

- a. State of the Association.

Greg Hilewitz and Nancy Bishop gave the new Board members the State of the Association information.

- b. Legal Issues.

Nancy Bishop will be meeting with the Board's attorney to discuss legal matters regarding overdue assessments.

c. Social/Event Committee.

Mike Gullledge is going to contact a homeowner who has volunteered to spearhead a social/events committee.

d. Lot Mergers/Assessments.

A motion was made by Mary Ann Serridge, seconded by Mike Gullledge, to disallow property owners from paying a lower assessment based on merger of their lots, to be effective in 2026, that all property owners will have to pay the full assessment for each original lot they own. Discussion was held and the motion passed without objection. A letter explaining this action will be sent to all property owners.

e. Bylaws Changes

The Bylaws, as amended and approved at the Annual Meeting, will be recorded and made effective January 25, 2025.

The meeting was adjourned at 7:30 without objection.