



Special Meeting Minutes (2/18/23)

- I. The meeting was called to order at 1:00pm by Jamie Hellams who welcomed everyone and Introduced the Board and ARB members.
- II. Jamie welcomed new homeowners since the Annual meeting in January.
- III. Introduce the FLCSA website (<http://FalconsLaircsa.com>)
- IV. Greg Hilewitz presented the attached Treasurer's Report.
- V. Verification that there is a Quorum. 115 members are in the association as of this meeting - Quorum for this meeting was 58 with 78 members/proxies in attendance.
- VI. President Jamie Hellams presented an explanation and clarification of the purpose of the Special Meeting. The association engaged in discussion concerning the subject of the special meeting. A vote was held on the referendum to move forward with legal support. The Referendum passed.
- VII. Parking Lot Items:
 - Construction people parking on road and blocking lanes
 - Adding a community playground

- Dogs chasing people out of yards
- Check with City Water adding fire hydrants within community

VIII. Meeting adjourned at 1:47 pm

Treasurer's Report to FLCSA Special Meeting on 2/18/23

1. Current Balance at Oconee Federal: \$106,145.87

To better use our funds, I have been in discussions with OFCU about transferring some of our funds into a money market account that is currently drawing 3.5% in interest.

2. Accounting System:

Now have QuickBooks Online: Integrating all property owners into the system, will issue invoices and statements for invoicing, statements, and notifications.

3. 2021 & 2022 Assessments:

Because of the expiration of Class B, we have approximately 24 lots that have annual assessments that are past due for 2021 and 2022 with approximately \$12,000 in arrears.

4. Projected revenue: We have 115 lots, and are assessing annually on approximately 108 lots for a projected annual revenue of \$32,400 for 2023.