

# The Falls Board of Directors Meeting

October 13, 2009 Minutes

Kathy called the meeting to order at 10:03am

BOD members in attendance: Jack Wisemiller, Peter Segall, Kathy Persing, Bob Benedict and Jerry Volf

The Agenda for the meeting was approved as revised.

The September BOD Meeting Minutes were approved.

Homeowner Comments and Questions:

1. The house number signs must be brought into compliance with the ARC Guidelines by December 31<sup>st</sup>.
2. Dana Signs is one of the suppliers of the new signs.
3. ARC is comprised of five Eagle Crest employees and two Ridge Homeowners appointed by Eagle Crest. Hence, ARC is completely controlled by Eagle Crest and will remain so until Eagle Crest chooses to give up control.

Finance Committee Report given by Bob Benedict:

1. For the month of August we had no revenue and \$2,403 in expenses, which was \$953 less than budgeted.
2. We have cash on hand in the operating account of \$27,396.
3. In the reserve account we have cash on hand of \$26,064 and \$58,490 invested in the Edwards Jones account.

Social Committee Report given by Mary Thornburgh:

1. Casino Night was a "Roaring" success, many thanks to the volunteer dealers and to Bob Parkinson for his piano artistry.
2. Two more social activities are planned this year: Decorating the Falls Clubhouse for the holidays and the New Year's Eve gala. Watch the Newsletter for more details.
3. Mary will put out a notice for those homeowners who are currently storing decorations in/under their houses, to bring those items to the clubhouse so they can be stored in the new Annex.
4. See separate Social Committee report on Page 4.

Maintenance Committee Report given by Ken Krueger:

1. The new lighted flagpole is installed and the all weather flag hoisted. Thanks to Larry Thornburgh who lead the work party.
2. The committee is working to formalize the annual volunteer maintenance schedule for work such as changing the furnace filters and re-certifying the fire extinguishers. A log will be maintained to track the completion of the tasks.
3. The patio furniture has been stored in the Annex. This should extend the life and appearance of the tables, chairs, and umbrellas.
4. The committee is considering modifying the current handicapped parking and building entry to better meet the needs of our community. Areas being looked at are: moving the parking spaces to the far east end, creating more spaces nearer to an easier access door; equipping the rear door with a powered opener for easier handicapped access from a touch/keypad. Look for more information on this in the November Newsletter.
5. The committee is looking for volunteers to shovel snow off the sidewalks and entrances to the clubhouse right after a snowfall to provide safer access.

Propane Ad Hoc Committee Report given by Jim Jessup:

1. CoEnergy has been giving out letters stating some/most of the enclosures around the propane tanks do not meet the State Fire Marshall's Code.
2. Northern Energy has been giving notices to homeowners as well.
3. ARC will need to approve any modification to the existing enclosures via their published submittal routine.
4. Jim may look for inputs on contractors who may bid on modifying the enclosures, giving us a group discount. If anyone knows of someone, please send the information to Jim.
5. Jim will continue to monitor the situation and provide information in The Falls newsletter

Club House Use Committee Report given by Peter Segall:

No activity to report.

Article 6 Committee Report given by Kathy Persing:

1. Only a few surveys remain to be obtained, so the survey box will be removed from the clubhouse today.
2. Eagle Crest Sales is cooperating with the Falls BOD regarding requests to sell to under 55 year old prospective buyers provide copies of leases to the BOD.

Communications Committee Report given by Bob Benedict:

Bob summarized the report prepared by Mike Byrum recommending several areas/courses of action which could be undertaken to improve the website and its effectiveness. The BOD is reviewing Mike's recommendations and their associated cost for future implementation. See separate Website Committee report on Page 4.

Ridge Board Report given by Bob Rozendal:

1. An engineer has been selected to review the flood control issues in the Ridge and Highlands. The BLM areas are a major source of the problem and BLM needs to be drawn into any resolution.
2. There will be a hearing soon on the proposed 90-foot cell phone tower to be placed atop Cline Butte on BLM land.
3. For the Member at Large open position on the Ridge BOD, Bob offered his insight on the three candidates running for the opening.

New Business:

1. Flag Dedication – The BOD will leave it up to interested homeowners to organize a dedication ceremony on Veteran's Day, November 11<sup>th</sup> for the new flag in front of the clubhouse. A notice will be in the upcoming Newsletter as to the time for the ceremony.
2. Falls Lots for Sale
  - a. Update from Eagle Crest Sales by Bob Benedict:
    - i. As reported in the Newsletter, Tocho Silva, VP Sales for Eagle Crest has met with the Newsletter editor from The Falls to explain the plans for selling the 20 lots remaining in Phase V (platted as Ridge at Eagle Crest 28).
    - ii. A follow up meeting with Tocho Silva and the Falls Board of Directors to answer Falls homeowner questions will take place in the next couple of weeks
    - iii. Tocho Silva and others at Eagle Crest Sales will be putting together a presentation regarding the lot sales for Falls owners soon. If possible, the event will be included at a regular board meeting.
  - b. Questions about the Lot Sales to be directed to Tocho Silva.

A list of questions was reviewed and additional questions were solicited from The Falls homeowners attending the meeting. This list will be sent to Tocho prior to the board meeting with him, so he has time to prepare and/or obtain answers.

Adjournment of the meeting

## **Social Committee Report for The Falls Board of Directors**

**October 13, 2009**

Now that the chips have been counted and the prizes awarded, the Social Committee can happily report that the Speakeasy-style Casino Night on Friday, September 25, was a roaring success! Sixty-six Falls residents attended, most of whom tried their luck at blackjack, poker, roulette, or the horse race game. The Committee extends special thanks to Bob Parkinson for his piano artistry during the evening and to the dozen volunteer dealers, without whom this party could not have happened.

Two more functions are in the planning stages for the remainder of 2009:

1. Decorating The Falls Clubhouse Christmas tree, and
2. The New Year's Eve Party.

Details will be revealed in future issues of the Newsletter.

Finally, now that the old tables and chairs have been donated to charity, we will be moving most of our stored decorations and supplies to the Annex soon, weather permitting.

Respectfully submitted,  
Mary Thornburgh, Co-chair

## **Website Committee Report for The Falls Board of Directors**

**October 13, 2009**

On October 3, 2009 Mike Byrum submitted a report to The Falls Website Committee that addresses several issues relevant to the website, including two options for its near-term future:

Option 1 - Stay with the Market America website builder/editor program we've used from the beginning.

Option 2 - Have the website redeveloped by a local design firm for a cost estimated to be in the range of \$1,000 to \$1,500.

The report lists the pros and cons of each of these options.

The report was discussed during the Website Committee meeting held on October 8, 2009. Mainly on the advice of Bob Benedict, the committee voted to defer further discussion regarding redevelopment of the website until this time next year, for possible

action in 2011. Bob cited the bad economy, slow home sales, and Fiscal Year 2010 TFOA budget constraints as reasons for waiting.

After the committee meeting Bob and Mike agreed that all members of TFOA Board should have the opportunity to read the report and know what was learned from the recent research. Mike emailed the report to the Board members on October 9, 2009.

Any resident who wishes to read this (somewhat technical) report may obtain it by emailing Mike ([mikebyrum@seesthewind.com](mailto:mikebyrum@seesthewind.com)).

Also during the meeting, the committee set the following 2009/2010 "goals" for the website:

1. Aggressively seek additional committee members to assist with the website's maintenance, updating, and completion.
2. Continue the process of updating previously completed sections of the website with existing and/or new committee members..
3. Proceed with completion of the website's "*About Central Oregon*" section with existing and/or new committee members.
4. Actively and aggressively promote the website's usage by the homeowners.
5. Find and train a full-time backup for the Website Administrator.

Additional information regarding The Falls Website and the Website Committee's recent activities will be found on Page 2 of the October newsletter.

Respectfully submitted,  
Mike Byrum, Chairman