

**FALCONS CREST HOMEOWNERS ASSOCIATION**  
ANNUAL OWNER'S MEETING  
TUESDAY, May 7, 2024 AT 6:30 PM CT  
WIL HEILIGER ACTIVITY BUILDING AT DIEKROEGER PARK

**AGENDA**

**I. CALL TO ORDER**

- a. Kelly Gaskins called the meeting to order at 6:35 PM.
- b. Roll Call
  - i. Board Members
    1. Kelly Gaskins, President
    2. Kris Lashley, Treasurer
    3. Trisha Stoddard, Secretary
  - ii. Owners and Observers
    1. There are 8 households represented.
- c. Consideration of Communication
  - i. Notice of this meeting was mailed on April 19, 2024.
- d. Consideration of Quorum
  - i. No voting took place at this meeting so this is not applicable at this time.

**II. FINANCIAL REPORT**

- a. As of April 30, 2024
  - i. We have \$43,928.44 total
  - ii. We have collected \$12,200 of HOA assessments which includes 34.40 in interest and have 25 delinquent accounts.
  - iii. Fees are now being added to assessments. We did not lien last year. However, this year the Board will not spend majority of the year tracking residents down. Liens letters will be sent and be filed if not paid.
  - iv. So far, we are on budget as planned according to the proposed budget posted on the website. We revised the budget this year based on 2023 spending we allocated more money to account for items such as an increase in insurance, reserve for any sign maintenance, common ground, and administrative items such as mailings.
- b. 2023 Recap
  - i. We collected 15,920.20 in assessments.
  - ii. We came in under budget by 2,313.77

**III. OLD BUSINESS**

- a. None

**IV. NEW BUSINESS**

- a. Board Election / Process
  - i. As you know we have a Board election coming up. You all should have received a nomination ballot in your mailing on 4/19. You may nominate

anyone you would like to see on the Board. Those nominations are due on 5/17, unless otherwise determined by the Board. The Board will then validate and confirm the nominees would like to participate and obtain short bios from everyone. Like we did with the last election, we will create a “Meet your Candidates” page on the website where residents can read about the candidates so they can make an informed decision on who they would like to see on the Board.

- ii. Ballots will be mailed mid-June to vote for the Board as well as revised indentures. We did this in tandem to save on mailers and bombarding residents with too much at one time.
- b. Updating Deed of Dedication, Restrictions, and Protective Covenants
  - i. As mentioned, the revised indentures are on the website (Community Documents tab) for review and will be available until the vote closes on July 12, 2024.
  - ii. We will need 51% or 75 ballots returned for the new documents to pass.
  - iii. As mentioned, there were not many changes, these were just revised to make them more clear and concise and add some rules around how the Board is to operate. The one change that was added is regarding pools. All pools that were installed prior to the restatement passing will have 2 years to install a fence and any pools installed after this restatement passes will require a fence to be installed with the pool.
  - iv. As discussed in prior meetings, this should have been included when the policy passed in 202, but AMC removed the fencing along with decking when writing the policy and the Board overlooked the mistake upon review prior to voting. So, we wanted to make it fair for everyone and give a fair amount of time to install one given the expense.
- c. City Works (updates and open issues)
  - i. They did patch the roads with a crack sealer. There are neighborhoods with roads that are much worse than ours so the budget is gone this year. They mentioned they could try to get us as priority next year for actual replacement in some areas.
- d. Community Events – Summer Block Party
  - i. We are hoping to do a summer block party in June. The committee is working on some ideas but we’re thinking of a food truck, maybe a fun scavenger hunt, and a bike decorating contest for the kids. They are also inquiring about having the fire trucks and police do a drive through if possible. If you have ideas, please do not hesitate to reach out.
  - ii. As always, we will have our Christmas event and we learn each year. This year, we will host an event close to the end of the voting period. Again, send your ideas if you have any!
- e. Website and Communication

- i. Good news! City and Village has launched a website with a member portal. Members can create an account and see their HOA dues, locate an invoice, and pay online without having to pay a \$10 convenience fee. You will have to register but this is going to be so much easier to make your yearly payments and we know something residents have been wanting.
    - ii. Additionally, the Board will have a portal where we can access delinquent reports and financials so when residents ask if they have paid or not, we can access it quickly vs having to call Jill the next day or wait for a response.
    - iii. They are planning to add some additional features throughout the year, at which point we may get rid of our website but until we know what that looks like we are going to keep ours and continue to update.
  - f. Community Update
    - i. We recently purchased new solar lights for the sign and as soon as we did, they were broken by kids playing in and around the sign. They have been replaced but please just ask your children to stay out of the sign area.
    - ii. I know there has been a lot of discussion around installing a pool or playground down in the common area. As much as we would love to do this and hate that we do not have a space for the community to enjoy, this is not an option. The city has an ordinance that states any retention /detention space cannot be utilized for any recreational area or use as it is meant for stormwater drain off only. We even tried to purchase the empty lot on Falcons Way 2 years ago, but the builders preference was to not sell the lot and build a home instead.

**V. OPEN FORUM**

- a. Question and Answer Session
  - i. The street sign is spelled incorrectly on the east side of the street at Peregrine. The City has been contacted and is going to fix and replace within the next several weeks
  - ii. The streetlight in front of 300 Falcons Way is out and broken. The Board will collect the information needed and contact the City or Ameren to have this fixed.
  - iii. A PSA from concerned parents to all parents: please remind your children that the train track is a dangerous place to play. There are reports of children playing on or around them.
  - iv. Please remember you have until mid-June to review the restatement and send in any questions, suggestions, or thoughts.

**VI. ADJOURN**

- a. Kelly Gaskins adjourned the meeting at 7:28 PM.

**VII. ADDITIONAL DISCUSSION FOLLOWING ADJOURNING THE MEETING**

- a. Resident suggested adding a yearly review of the indentures to the restatement to ensure they do not become this outdated again. The Board will discuss with Legal prior to the final version being provided.
- b. Resident asked if we could include a size restriction on Gardens in our yards. Perhaps a small percentage of the overall lot size. The Board will discuss with Legal prior to the final version being provided.