

FALCONS CREST HOMEOWNERS ASSOCIATION
ANNUAL OWNER'S MEETING
TUESDAY, APRIL 26, 2020 AT 6:00 PM CT
WIL HEILIGER ACTIVITY BUILDING AT DIEKROEGER PARK

MEETING MINUTES

I. CALL TO ORDER

- a. Kelly Gaskins called the meeting to order at **6:05** PM.
- b. Roll Call
 - i. Board Members
 1. Kelly Gaskins, President - **Present**
 2. Brian Henning, Treasurer - **Present**
 3. Trisha Stoddard, Secretary - **Present**
 - ii. Owners and Observers
 1. There are **6** households represented.
- c. Consideration of Communication - **Notice of this meeting was mailed on/or around April 4, 2022.**
- d. Consideration of Quorum- **No voting took place at this meeting so this is not applicable at this time.**

II. FINANCIAL REPORT

- a. As of March 31, 2022
 - i. **We have \$36, 362.52 total**
 - ii. **We have collected 8,476.87 of HOA assessments and have 42 delinquent accounts**
 - iii. **This year late fees are already being added to assessments and if after 3 notices, it will be sent to an attorney to file a lien due the proposed budget being based on assessments collected. If we don't collect we don't have the money to do what we need to within the proposed budget. We do not touch the additional money as it is considered reserve and not generally used. Second notices are going out this month (Late 2).**
 - iv. **So far we are on budget as planned according to the proposed budget mailed. We revised the budget this year based on 2021 spending and allocated more money to account for items such as an increase in insurance, reserve for any sign maintenance, community events, common ground and AMC financial fee as well as administrative items such as mailings.**
- b. 2021 Recap
 - i. **We collected \$13,013.48 in HOA Assessments**

- ii. Last year we did stay on budget as well and even collected on quite a few very delinquent accounts

III. OLD BUSINESS

a. Fencing –

- i. Due to the fact that there are 65 fences in compliance that have followed the rules and/or grandfathered in at this time, we are going to leave this as is for now until we can review further.
- ii. The Board has looked at other community documents, discussed this with several fencing companies, the city, and evaluated the fences in the community. We are working on the best solution for fencing in order to make this fair for those installing in the future and those who have followed the rules and are in compliance.
- iii. One thought is allowing a variance such as 3-5 feet which some communities allow.
- iv. If you have thoughts, please feel free to send to us on the website.

b. Beautification Projects (Builder lot, Stuerman, Falcons Crest)

- i. We have already reached out to Larry about continuing to maintain the grass on the empty lot this year until he builds on it.
- ii. As you know, we got Stuerman clearing thanks to Kris Lashley.
- iii. We spoke with the foreman of Public City Works today about several issues. One of which is to clean up the dead end of Falcons Crest and Falcons Flight. The barriers need to remain per the City due to issues with a resident behind our community, but they are going to remove some of the broken cement barriers and debris.

c. Concerns with Communication

- i. We are still having issues with USPS, so we try to keep the website extremely updated. Also, we know money is a concern for the neighborhood and we are always trying to be very cognizant of that and postage is expensive. So, if you feel inclined you can always send your contact info via the website as it would add another mode of communication for us to contact you if need be.

IV. NEW BUSINESS

a. Updating Deed of Dedication, Restrictions, and Protective Covenants

- i. We have been using policies to help give the community the changes they want however, it has become apparent that we need updated Deed of Dedication, Restrictions, and Protective Covenants but completely rewriting these is expensive, about \$5,000.
- ii. We have decided to try another approach in order to still get these updated at a lower cost. We are taking verbiage from sistering community documents (which is allowed as it is public information but we also got permission), some of our current verbiage (where still

applicable), and our passed policies and incorporating them into one document. We are currently working on this first prior to sending it to an attorney for review in an attempt to reduce the cost even further. Doing it this way will reduce the cost to about \$1500-\$2000.

iii. This will still have to be voted on by the Community and obtain a 51% majority vote in favor. This is not moving forward or being sent to an attorney until after the election.

b. Public City Works

i. The streets in our community are slated to be done within the next 2 months. This will be a full replacement, not a repair. The city has some trucks in the shop and the foreman assured me as soon as those are repaired, we are top on the list for them to come out and fix our streets.

ii. We are also in the process of installing some children at play signs throughout the community. We are just waiting for some of the rain to pass. We need to mark where we want them, have the dig rite come if we're installing a new posts and not using an existing, and then the city will install and attach the signage.

c. Yearly Community Events

i. We did budget for some community events/prizes. We are really trying to engage the community in some fun events. We tried the Christmas décor event which we are hoping to do again in addition to Halloween too. If you have thoughts or ideas, please submit them through the website. We want to hear from you.

ii. We did have an event committee for the Christmas event, and we hope they participate again but if you would like to be involved please let us know.

d. Upcoming Board Vote

i. The Board will again consist of 3 members, a president, treasurer, and secretary for a 2-year term. They must be a homeowner and we do request they are in good standing with their assessment fees. We agree with the communities' concerns that they should be especially if we are enforcing all delinquencies.

ii. You all should have received your nomination ballots. This is your opportunity to nominate 3 people you would like to see on the Board and need to be returned by May 9, 2022.

iii. Once these nomination ballots are received, the participants will be validated and confirmed they want to participate.

iv. From there all names will go on the Official Ballot which will be mailed in June with a return envelope. The new Board will be announced on July 17, 2022, which is when the current Boards term ends.

- e. Community Website
 - i. As mentioned we try to use the website to keep you all informed and we update it frequently.
 - ii. Since we don't have a good meeting space for us to gather, we would like to create a page for you to meet your candidates during the election period. We are going to try to have each nominee on the ballot write a little excerpt and post it to a "Meet your Candidate" page on the website where you will be able to go read about each person before you vote.
 - iii. This will be temporary and open while the official ballot is open for voting and all instructions for voting and accessing the page will be provided with the Official Ballot in the mailer.
 - iv. Community website is www.falconscrest.org

V. OPEN FORUM

- a. Question and Answer Session
 - i. Resident mentioned trying to determine if there is a legal secretary within the community to assist with the rewrite of our indentures in order to possibly reduce the cost more as it would help add in more legal knowledge and language prior to sending to an attorney.
 - ii. Resident mentioned putting together a Block Party/Meet and Greet prior to the Official vote closing at the end of Falcons Crest/Falcons Flight. We don't think we have enough time to incorporate a Meet and Greet, however would be open to a community block party in summer or fall for the neighborhood.

VI. ADJOURN

- a. Kelly Gaskins adjourned the meeting at 6:50 PM.