

FALCONS CREST HOMEOWNERS' ASSOCIATION
ANNUAL OWNER'S MEETING
TUESDAY, APRIL 18, 2023, 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 - **Present**
 2. Kris Lashley, Treasurer - **Present**
 3. Trisha Stoddard, Secretary - **Present**
 - ii. **Owners and Observers**
 1. There are **10** households represented.
 - c. **Consideration of Communication**
 - i. Notice of this meeting was mailed on/or around March 27, 2023.
 - 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 March 31, 2023**
 - i. We have \$39,192.02 total (Financial reports are monthly)
 - ii. We have collected \$10,683.02 of HOA assessments which includes \$84.02 in interest and \$10,599 in assessments themselves and as of April 18, 2023 (today) we have 39 delinquent accounts.
 - iii. Late fees are now being added to assessments. At the end of April, the Board will be reviewing and sending all delinquent accounts to our attorney. From there, a demand letter is sent to try to collect and if unable a lien is then filed at which point the owner could incur additional fees.
 - iv. The 2023 budget is posted on the website. We revised the budget this year based on 2022 spending. We allocated more money to account for items such as an increase in insurance, community events, common ground maintenance, and administrative items like mailings as printing and stamps costs have increased.
 - v. It does make it difficult to determine and forecast when we are never able to collect all assessments as our budget is based on Assessment collection each year. However, we are very cognizant of what we spend and how we budget to ensure we have enough for what we have to have

and the extras we know the community wants. We do not build the budget based on the additional money we have in the account.

b. 2022 Recap

- i. We collected 13,155.03 in assessments.
- ii. We came in under budget by about \$3,000-\$3,200.

III. OLD BUSINESS

- a. None

IV. NEW BUSINESS

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

- i. This is our top priority this year. We are going to send them to our attorney by the end of April, so they begin to revise.
- ii. As mentioned, we tried to draft an initial document to save money. A complete rewrite would cost about \$5,000. Having the attorney make edits could cost about \$2,000-\$2,500 and being that this must be voted on by the community and has the potential to not pass we want to be thoughtful about the amount we spend even though these need serious updates to make more sense for the community.
- iii. Once complete they will then be mailed to all residents for review along with a ballot for voting. We will need 51% or 75 ballots returned for the new documents to pass. We will ensure that this is completed by the end of the year.

b. City Works

- i. It appears that the city did approve a bid from an asphalt company to fix Stuermann. The upgrade will consist of a four-foot expansion on the South side until it meets where it is currently wide enough for two cars along with a complete overlay for a seamless look, striping, ditch dig out for water flow and rock at the North side to ensure minimal drop off. Once construction begins it will take a week or so to complete.

c. Yearly Community Events

- i. The last two years we have done the Holiday Decorating Contest. We will continue this event this year with some additional changes as each year we find little tweaks to improve upon.
- ii. We are also planning a Block Party either in July or September. More will be posted on the website once finalized. If you have thoughts or ideas, please submit them through the website. We want to hear from you.

d. Community Website and Communication

- i. We are trying to streamline communication with the community since our mail is not very reliable and quite expensive. In addition, we do not have a space where we can post bulletins or pertinent information.

- ii. We would like to minimize the amount of mail and try to use the website and email for communications. It would save money on paper, printing, envelopes, and stamps.
- iii. The plan would be to try to send communications out via email and push notifications. However, all violation letters and HOA assessments would still be sent through the mail for legal reasons.
- iv. We did send out a questionnaire asking for feedback and email addresses so if you would like to complete that, please do and either mail it to 409 Falcons Prey, drop it off, or you can complete the form online on the website by May 1, 2023.
- v. We have received 4 forms so far.

e. Community Update

- i. Installed children at play sign throughout the community.
- ii. We recently purchased new solar lights for the sign as it appears 2 of the 4 are out. I'm charging the new ones and will place those at the sign in the next week or so depending on the weather.

V. OPEN FORUM

a. Financial Report

- i. No questions or concerns

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

- i. Residents expressed the need for a revision period. They suggested that once these are revised, they should be mailed to residents allowing them to review and offer feedback. From there, any applicable revisions could and may be made and then mailed to the community for the final vote. The Board will discuss this process with legal counsel.
- ii. Our community also needs bylaws that govern the Board. While the Board does operation under the MO state laws for not-for-profit organizations and consults the attorney when in doubt of a specific action, there is only a small section currently written.
- iii. Residents expressed the preference to vote for Board members in person, that way those who care to vote must show up to do so versus voting via mail. Historically, this is how most communities vote for Board members. The Board has only proceeded with voting through mail as Larry Terbrock conducted the vote this way initially, and the Board thought it best not to change the process until written and voted on by the community.

c. City Works

- i. There were many questions regarding Stuermann. If you would like details, please reach out to the city or our Alderman. However, it was confirmed that it will be a complete asphalt overlay and a concrete ditch

is being designed to minimize the wash out and improve drainage at the bottom of Stuerman and H.

- ii. Residents expressed concerns about none of the additional 2022 scheduled street repair being completed within the community last year which included 100 Falcons Crest, 135 Falcons Crest, 700 Talon/Falcons Crest, 711 Talon, and 551 Falcons Flight but now to include 543 Falcons Flight including the unfinished sidewalks, the unfinished space at the entrance, and the uneven sidewalk by the Willow tree on Falcons Crest. We have sent this list to our Alderman, and he is looking into why it was not completed in 2022 and how quickly it can be completed this year.

d. Yearly Community Events

- i. Residents liked the idea of a block party and suggested the cul-de-sac at the end of Falcons Crest if we could get the residents to agree. This way we are not “blocking” any roadways and could also use the cove at the top of Falcons Crest and Falcons Flight. The Board will begin to plan and discuss this, but it will likely take place in early September, so it is not too hot.
- ii. Residents also mentioned a July 4th get together.
- iii. Residents suggested a neighborhood home beautification contest.

e. Community Website and Communication

- i. No concerns
- ii. Website is falconscrest.org

f. Open Questions

- i. Resident mentioned possibly looking into making a walking path around the common ground. The Board will need to consult with the city. If this is an option, the Board will need to investigate the cost of maintaining it and additional insurance. This could increase the yearly dues.
- ii. Residents mentioned becoming part of the county versus City as we are right on the line. This is not something the city will allow. In addition, it could cost the community more money as we would be responsible for maintaining our streets, plowing in winter, and all our electricity for streetlights.

VI. ADJOURN

- a. **Kelly Gaskins adjourned the meeting at 7:35 PM.**