

May 8, 2025 6:30 p.m.

Altoona HyVee 2nd floor

Falcon Ridge Annual Homeowner's Meeting

HOA Board Members in attendance:

President, Kerry Gramenz,

Vice President, Jill Ballard

Board Member, Sheri Errthum


Board Member, Jennifer Cardines

Property Manager Steve Gulling

Agenda Details:

- I. **Call to Order:**
 - a. Approved previous minutes

- II. **New Business:**
 - a. Financials by Steve.
 - i. End of 2024 - \$203,948
 - ii. Current: \$235,376
 - iii. \$50,000 in checking and the rest in reserve, with 10% of each month's income going into the reserve account
 - b. Board positions open
 - i. We have 2 positions to be filled. Please apply to HOA board member or Steve Gulling Property Manager
 - ii. Minimum quarterly meetings, but average 7-8 annually
 - iii. Meetings ~1 hour in length
 - c. Homeowners attending regular board meetings.
 - i. Board meetings will be open to homeowners.
 - ii. Meeting dates will be posted ahead of time
 1. Please RSVP to the board, if possible, to ensure we have enough seating space in the meeting location for everyone
 2. Portions of the meeting may be closed to homeowners, depending on the topics being discussed

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- d. Lawn/fertilizer care
 - i. New company this year – Selby Landscapes & Kelly George
 - 1. Email with details was sent out to homeowners on March 28, 2025 from Steve. If you didn't receive this, please let Steve or a board member know and ensure we have your correct contact info.
 - e. Homeowner dues delinquencies
 - i. Please speak with Steve or Kerry in advance of a late/missed payment, if hardship is preventing timely payment of dues. We want to find a solution to prevent getting too far behind and having to involve attorneys/collection agencies.
 - f. Falcon Ridge walk around was done on April 17th by Steve and Kerry.
 - i. Currently taking bids for repairs of roads, curbs, and sidewalks
 - ii. 2 trees are being considered for removal if it is determined they are dying/not healthy after the spring bloom
 - iii. Electrical boxes with overgrown weeds/grass
 - 1. Working on a plan to maintain these better/repair damaged boxes
 - 2. North end light pole wiring in need of repair, being looked into
 - 3. Ash trees on the north side along 8th street will likely need to be removed in the near future – Steve getting a bid for informational purposes currently
 - g. Speeding is continuing to increase as well as bike and scooter traffic.
 - i. Possible ideas to help with this:
 - 1. Temporary radar/sign to alert people when they are over the limit
 - 2. Speed bumps
 - 3. A letter to homeowners, reminder the speed limit is 15mph
 - 4. Larger signs
 - 5. If you have other ideas, please let a board member know

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- h. Garage light replacement
 - i. If your garage lights are out, please replace the bulbs, to help maintain a well-lit property for safety reasons
- III. **Old Business:**
- a. Homeowner's comments, and/or questions.
 - i. Cameras – we have 6 currently, on 3 of the light poles
 - 1. Altoona PD has inquired 4 times for footage related to incidents in the area
 - 2. Footage is limited in terms of storage time, ~7-10 days, so please let a board member know ASAP if something has occurred that you'd like looked into

Adjourn 7:17pm