

Falcon Ridge II Annual Homeowner's Meeting

Altoona Public Library

May 7, 2026,

6:30p.m.

HOA Board Members:

President, Kerry Gramenz

Vice President Jill Ballard

Board Member Jennifer Cardines

Board Member Sheri Errthum

Property Manager Steve Gulling (Absent)

Agenda Detail:

- I. Call to Order: 1832
- II. No Quorum present

- III. New Business:
 - a. Financials by Kerry as of 5/6/26
 - a. Checking - \$64,554.58
 - b. Reserves \$214,579.39
 - c. Total \$279,133.97
 - d. Considering a CD @4% of \$150,000x 13 months. Vs. just sitting in checking account.
 - b. Board position available
 - a. 2 positions available. Went into detail of the positions and time commitment. The board is really working to get new members.
 - c. Policy Changes in Rules and Regulations
 - a. Our grilling policy has to be changed back for gas grills being a minimum of 6 ft from any combustible structure to 10 ft. This is due to the Altoona code of 10ft-20 feet from any combustible structure. The association has to meet or exceed the city's code.
 - b. As per our rules, Charcoal grills, and open fire pits are forbidden.

- c. Any damage to Falcon Ridge property , the homeowner will be solely responsible for repairing/replacing the damage.
- d. Homeowner lawn care and irrigation
 - a. Kelly George is our lawn and irrigation company. They have inspected our irrigation system They will be working on it in the near future for get it ready for summer. Not sure of a date yet. They also sent a letter that was sent to all homeowners on how they fertilize lawns and how homeowners should seed and fertilize if they so choose.
- e. Garage, Porch, and Patio lighting.
 - a. All lights will be installed in June. The HOA will cover all costs. After installation the HOA will be responsible for the garage lights and fixtures. The homeowner will be responsible for the porch and patio lighting.
- f. Annual walk around.
 - a. Will notify of date. Homeowners are encouraged to do walk-around with us.
- g. Near future projects.
 - a. Painting of fire hydrants.
 - b. Looking into street address signs to place on corners to give people better idea of which street to turn on. Needs further discussion
- h. Delinquencies of HOA dues
 - a. Delinquent dues fines are increasing from \$25 to \$50 per event in an effort to decrease frequencies.

IV. Old Business:

- a. HOA Board meeting notifications.
- V. Homeowners: 834 has large overhanging branches that need to be trimmed.
- VI. Electrical box on 10th st. is being overgrown with weeds and needs cleaning.
- VII. Adjournment 1934