
Falcon Ridge Annual Board Meeting Agenda

Location: Hy-Vee Club Room

Date: July 9, 2024

Time: 6:30 p.m.

Agenda Details:

I. Call to Order

Present HOA Board Members: Sheri, Steve, Monica, Mikel, Jill, Jenifer, Kerry

- a. Establish a quorum –
 - i. Not enough households represented to hold a quorum
- b. Approval of May 16, 2024. Minutes (attached) – N/A

II. New Business

- a. Financials presented by Steve
 - i. Reserves \$ 172,030 (As of Jan. 1st)
Insurance rates have increased by roughly \$10,000 with a higher deductible for 2024

** Assessment Coverage highly encouraged for Homeowners **
 - ii. $62 \text{ units} \times \$205 = \$12,710 \times 12 = \$152,520$
 - iii. Last year expenses – Snow removal, lawn care, irrigation, concrete repairs, dryer vent cleaning, and miscellaneous repairs/maintenance
 - iv. Repairs for 2024
 1. Irrigation – Sprinkler heads (Standard repairs)
 2. Cement repair – Will be reassessed after road work is completed by the city
- b. Camera Installation Status – Has been completed by UltraVue
 - i. 3 Camera polls, installed for security purposes, not monitored 24/7, can pull tape if required for an incident
- c. Board Position is OPEN (Monica's position) – Please let Kerry know if you are interested
- d. Set next meetings for the year TBD

III. Old Business

- a. Rules & Regs Update

- i. Porch Removal: Homeowners are allowed to remove their fences from their front porch. However, not permitted to extend their concrete space (More details to come once Rules and Regulations are released)
- ii. Speed Limit within the community is 15 MPH (please be aware as you travel through the neighborhood)
- iii. Parking: Visitor parking will now be general parking (more rules to come in the updated Rules and Regulations)
- iv. Grills/Grilling: Must be 6ft from residence, absolutely no charcoal grills or fire pits

IV. Floor Open for General Questions

In order to make sure meetings move in a timely manner, the below process will be followed:

- a. Everyone will stay civil and respectful;
- b. Homeowners may ask questions at this time. Non-homeowners can only speak at a meeting if they are there to represent the legal owner by proxy, otherwise you will be asked to leave;
- c. One speaker per issue with a three (3) minute time limit, if the rule is abused you will not be allowed to speak at the next meeting;
- d. For future meetings you will submit your topic to the board in advance of 10 days prior to the meeting.

V. a. Maintenance/Repair request: gullingproperty.com – Forms – Maintenance Request

b. Steve will investigate into an auto-response for Maintenance Request Forms

c. Meeting Minutes can be view on gullingproperty.com

As of now, no Facebook page will be ran or the responsibility of the HOA board for any content posted regarding Falcon Ridge community and its members.

d. Reminder to periodically clean the exhaust fan vents in bathrooms to prevent potential fires

e. Any homeowner is welcome to join the walkarounds with Steve and Kerry.

f. Electrical boxes are the property of Mid America

VI. Adjournment

7:47 pm

Falcon Ridge Board Meeting Agenda/**MINUTES**

Location: ~~Best Day Coffee~~, Altoona Kerry's garage

Date: May 16, 2024

Time: 6:30 p.m.

Agenda Details:

I. Call to Order:

Present: Lauren, Mikel, Jill, Sheri, Kerry, Monica

- a. Approve minutes from April 2, 2024 (see attached)

Approved by Jill & Kerry

II. New Business:

- a. Camera update.

Cameras are up, however having electrical issues with one of the light poles, therefore the cameras are not operational. This system has a no monitoring fee. The cameras will not be viewed unless someone has an issue and viewing the cameras would be helpful.

- b. Fertilizer issue on May 3, 2024.

There was misinformation given on May 3, 2024. Homeowner were told it would be 24 hours before they could let their pets outside. When it was really only until the product dried.

- c. Plans for annual meeting

- i. Time

6:30p

- ii. Location

In the parking between 949 & 953 on the south end of the neighborhood. Everyone is encouraged to bring a lawn chair.

- iii. Topics

TBD

III. Old Business:

- a. Rules & Regulations

Kerry sent out the revised rules for the board to review.

Adjournment: *7:22pm*