
Falcon Ridge Annual Board Meeting

Agenda/*Minutes*

Location: Falcon Ridge HOA Neighborhood

Date: June 13, 2023

Time: **6:34** p.m.

Agenda Details:

I. Call to Order:

Present: Kerry, Jill, Steve & Monica

- a. Approve minutes from April 24, 2023 (see attached)

Approved by: Jill & Kerry

II. New Business:

- a. Establish a Quorum (41 members/proxies present)

We did not reach a quorum.

- b. Steve present financial report.

- i. Conditions of repairs from 2022.

Work repair was made on units 842/844 for their cement. The ground had swelled and raised the concrete creating damage to their home. The road construction on 8th street will be in full gear this fall. The city has paid the HOA \$5300 for the easement of our property on 8th street.

- ii. Roofs, gutters, siding etc.

The projects are complete, and we are now working on building our reserves.

Our current deduction for insurance is \$25,000, however in November when the policy expires it will then be \$250,000. It is highly suggested that the homeowners contact their insurance company and inquire about assessment insurance HO6.

- c. Tentative projects for 2023.

- i. Road/curb/sidewalk repairs.

During the annual walk around repairs will be identified and prioritized as to when they will be completed.

- ii. Patio fence policy

If you look at unit 844, after their cement repairs they requested to leave the patio fencing down. We would like to offer this option to homeowners. The fencing details will be outlined in the rules & regulations, which will be completed within the next two months.

- iii. Painting of curbs

- In front of the mailboxes and the fire hydrant.*
- iv. Spring walk around
The board members will be doing their annual walk around, date yet to be determined. If you have any areas of concern, please reach out to Steve via the portal on his website.
- v. Removal of unneeded exterior wiring and cables.
We have several areas that have excessive satellite dishes, wiring outside of the homes. We will be removing those. If your satellite is in this area, please label the dish accordingly.
- vi. Visitor/homeowner parking
We will be opening the visitor parking areas allowing homeowners to also park in them. The parking details will be outlined in the rules & regulations, which will be completed within the next two months.
- vii. Update Rules and Regulations
As stated above, these are a work in progress and will be completed within the next two months.
- d. Election/re-election of board members.
We did not meet a quorum; however, we did have three homeowners who have graciously stepped up to volunteer their time. Our new board members are Sheri Jackson, Sheri Lindauer & Jennifer Cardines.
 - i. President – current Kerry Gramenz
 - ii. Vice President
 - iii. Secretary – current Monica Reynolds
 - iv. Board Member – current Jill Ballard
 - v. Board Member
 - vi. Board Member
- e. Set date for 2024 annual meeting (tentative June 4, 2024)
Tentative – we will post a definite date later.
- f. Dryer vent cleaning.
The process will begin June 28, 2023, between the hours of 8:30 a.m. and 9:00 a.m. It is not necessary for the homeowner to be home as they will not need entry into your home. The cost to the homeowner is \$35.

III. Old Business:

- a. Develop a policy regarding porch removal – will be presented under new business.
Taken care of during new business.
- b. Parking/west side areas blocking driveways – will be presented under new business.
We did not discuss this; however, details will be outlined in the rules & regulations, which will be completed within the next two months.

IV. Floor Open for General Questions:

- a. To make sure meetings move in a timely manner, the below process will be followed:
 - i. Everyone will stay civil and respectful.

- ii. 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.
- iii. All topics will be submitted to the board ten (10) days prior to the scheduled meeting.
- iv. One speaker per topic with a two (2) minute time limit if the rule is abused you will not be allowed to speak at the next meeting.

Marta, unit 802, made the board aware of limbs & roots that are hazardous sticking up on the ground along 8th street. Wants to remind homeowners that there is a stop sign at the corner of Wren & Red Hawk. There have been several instances where people are not stopping at the stop sign, and it is dangerous to those walking and other oncoming vehicles. The speed limit in the neighborhood is 15 mph.

Deb, unit 839, asked when the sprinklers would be turned on. We have received the water unit from the City of Altoona (they updated), and it is now in place. The irrigation company will be coming by and testing all sprinkler heads and replacing any that are broken.

Adjournment: *7:45 p.m.*

Notes: Caveat, if the HOA runs into any financial situations, a special assessment or a due increase maybe warranted.