
Falcon Ridge Board Meeting Agenda/**MINUTES**

Location: Best Day Coffee

Date: October 8, 2024

Time: 6:30 p.m.

Agenda Details:

Start Time: 6:19pm

Call to Order:

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

I. New Business:

- a. **Concrete:** 941's cement fixed to prevent water issues; other concrete areas addressed as needed.
- b. **Trees:** Cut up higher for better lawn care maintenance. 2 Ash trees may need to be removed.
- c. **Electrical Stations:** 2 cameras on the North electrical pole are unfunctional due to electrical wire needing to be repaired. Awaiting estimates.
- d. **Patio:** Confirming if side patio area is under HOA or personal responsibility.
- e. **Lawn and Snow Care:**
 - i. **2025 Costs and Alternative Suggestions:** Based on bids for 2025 lawn and snow removal, we will be continuing with EPM through November of 2025. Will continue to gather bids for next year.
 - ii. Judd (EMP) will improve communication with Kerry with changes in mowing and snow removal schedules.
- f. **2025 Budget:**
 - i. The HOA is projected to net a profit for 2024, previously ran a deficit for 2023.
 - ii. The HOA board is exploring different banking opportunities to maximize cash withholdings through higher interest rates.
- g. **HOA Dues:** The HOA is exploring increasing the monthly HOA dues. Increasing expenses and insufficient funds to cover insurance deductibles is the driving factor.
 - i. If any resident is having issues making their HOA payments, please contact Kerry.
- h. **2025 Annual Meeting**
 - i. **Schedule Meeting Date/Time – Not addressed**
 - ii. **2025 Spring Walk Around – Not addressed**
- i. **Non-Board Members Participation – Not addressed**

Adjournment: 7:26pm