

Minutes

FALCON RIDGE VILLAGE PLAT 2

09/06/2022

IN ATTENDANCE

Kerry Gramenz, Patricia Hamond, Sheri Jackson, Jill Ballard, Monica Reynolds by phone, Steve Gulling (Property Manager)

APPROVAL OF MINUTES

Minutes were approved

OLD BUSINESS

1. *Irrigation Kerry asked that the board consider our options next year with regard to irrigation. We spent over \$10,000 last year in irrigation costs. This year the cost will most likely be considerably higher due to inflation costs. This is a substantial amount of money for us because of our depleting reserves. We will bring this subject up in spring of 2023 for decisions. Some thoughts were addressing "I pay dues" response from homeowners. We talked about how we need to get the word out for homeowners to consider.*
2. *Get the word out to homeowners to purchase Assessment insurance. It is cheap. We should tell all homeowners to consider purchasing. Check with your insurance company.*
3. *Status of walk around / Procedure for next year Steve gave a status of the roofing/siding/gutters/insurance*
 - a. *Roofing - they are continuing the reroofing and have around 6 buildings to go.*
 - b. *Siding - Steve believes he has found contractor to do siding work*
 - c. *Gutters - will be last thing put on house. They are going to use 6" gutters and reroute the downspouts to better accommodate the heavy rain.*

NEW BUSINESS

1. *Vote for approval of 844 repairs Approval and signature for 844 repairs. (\$16,050)*
2. *Steve will update us with walk around on roofing / siding / gutters / insurance. See above.*

3. *Flowerbeds debate on who should be responsible for payment of flowerbed cleanup. The bylaws state that the homeowner is responsible however the precedent has been not charging the homeowner in the past. Steve will talk to Judd on the total cost of payment of the flowerbeds.*
4. *Communication with Steve - Steve is asking all of his properties to designate one board member to communicate with him on HOA board business. His reason for this is too many emails from too many board members on the same issue and email threads is causing things to get missed and misplaced. Misunderstandings typically can occur with written transmissions. Kerry will be the contact person between property manager and the board. HOA board members please send questions/comments to him and he will contact Steve and get back to you with an answer. Steve did say however that if something affects you directly or is more of an urgent matter, please call or email him.*
5. *Snow Removal - We talked about the possibility of putting bids out for another snow removal company. After discussion we decided to let this company continue through their contract and if not satisfactory, consider this again next spring.*
6. *Steve has asked the Dana company to look for better insurance company. West Bend is increasing our deductible from 5,000/25,000 to 25,000/250,000. One storm like the one we had in spring 2022 could seriously deplete our reserves and then some.*

ANNOUNCEMENTS TO NOTIFY HOMEOWNERS

1. *Reminder to pick up dog poop daily. Per rules - Any person owning or keeping a pet shall be responsible for and shall always clean up any waste from such pets on Common Areas and Common Elements. Failure to do so in a prompt, reasonable manner shall result in a fine(s) to the Owner of the Unit.*
2. *Reminder that patios and porches are not storage places. Per rules - All personal property shall be stored in the garage or the resident's unit. The only exception is outdoor cooking equipment, potted plants, and patio furniture.*

NEXT MEETING

Monday, October 3rd, 2022 – 7:00 pm