



Falcon Pointe

BOARD OF DIRECTORS MEETING

4/12/2018, 6:30 P.M.

1644 Cerulean Way

Board Members in attendance: Jason Morgan, President; Elmer Carrier, Vice President, Steve Rivera.

Officers in attendance: Robert Higginbotham, Treasurer; Pam Young, Secretary.

Homeowners in Attendance: Ed Huk, Bonnie Higginbotham, Marc McCallister

Agenda:

At 6:38 p.m., Jason made a motion to begin the meeting. Steve Rivera moved to second the motion.

1. Homeowner Questions or Comments for Agenda
Brief discussion about the 7-11 under construction on the corner of Hempel & old Winter Garden;
2. Falcon Pointe Property Update
 - a. One home outstanding for initiation fees
 - b. Lot 88- recently transferred to new owners
3. Semi-Annual Assessments
 - a. One property in collections from 2017 remains delinquent
 - b. Lot 88- transfer fee and 2018 annual assessments are outstanding
4. Housekeeping Items:
 - a. Bi-annual ARC review was completed and violation notices have been mailed.
 - b. Three trees in the common area are scheduled to be removed: Lots 27, 56 & 58- homeowners will have a choice of bottlebrush or crepe myrtle to replace. Quotes from \$1400- \$2500 have been obtained for the tree removal- still getting additional quotes.
 - c. Top Ten letter has been posted on website. Also discussed sending this list out to all homeowners via postal mail separately.
5. ARC Requests
 - a. Pending ARC requests – mostly new roof and paint requests. Ed Huk has recently joined the ARC committee.
 - b. Elmer has proposed a new ARC request form to consolidate everything into one document. Board members will review and comment on the new form prior to implementation.
 - c. Yard of the Month - Lot 21 has been selected; sign to be delivered.
 - d. Flags, banners & signs review and approval- seasonal (small) yard flags are ok. Need a standard to review at next meeting, to avoid future problems. ARC committee will compile a list of all existing yard flags/banners for review
 - e. Letter has to be issued to one homeowner for an unapproved roof installation.
 - f. Status of outstanding violations from 2017- one property turned over to HOA attorney.

6. Accounting Items

- a. Review 2017 budget vs. actual
- b. Third Party Audit discussion. Board voted to rely on the standards in the 720: we are under the \$150,000 threshold. Therefore, audit is not required.

7. Community Maintenance:

a. Completed items:

- New fence behind lot 47 property in for permitting
- Annual Backflow test completed (invoice paid)

b. Pending items for discussion

- Front Gate Directory (enclosed bulletin board to post community announcements)... still looking for a similar, but larger box. Board voted to replace & get a lighted one for approximately \$500.
- Street Light Poles and Lights- new decorative poles with LED lights would cost \$4000 to have installed, then 35 cents per homeowner per month for the additional power cost. The existing concrete poles can also have the tops changed out to include LED lights. We need a photometric plan from Duke Energy to see the light effect on the street with the new options.
- Sidewalk repairs/replacements as needed unanimously approved by the board at \$6K; we have \$2500 in the sidewalk fund, & getting another \$1250 in July with HOA dues; additional funds will come from the prudent reserves. 400 s/f needs replacing.
- Front panel shock remains an issue- we are pursuing a rubber punch key cover to prevent shocking.
- Other items or concerns: North Pond washout from recent rains is a problem, and grass in front of North pond gate is dead- - looking into viable solutions.

8. Committee Updates

- a. Landscape- new plants at entrance. Red plants seem to be rebounding from cold damage
- b. Entertainment- Summer Picnic scheduled for Memorial Day with burgers, hot dogs, etc. and water slide for the kids
- c. Welcome- several new residents pending welcome baskets. Bonnie Higginbotham said the baskets will also include an info sheet for the neighborhood... need to update the info sheets to include pressing "9" when someone calls your home from the gate box, days for large item pick-up, and rule about allowing one night parking limit for recreational vehicles or boats.

9. Community Events

- a. Garage Sale – Saturday, April 28th 8 am- 1 pm (will be advertised locally)
- b. Annual meeting scheduled for May 22nd at Camp Ithiel

10. New Items:

- Marc McCallister suggested putting weed mat and black lava rock in the border adjacent to the brick wall on Hempel, outside the neighborhood. Marc will get pricing on what it would cost to do this. Also brought up putting a wooden deck in the North Pond area that could be enjoyed at neighborhood events

At 8; 12 pm, when no other issues were brought to the table, Jason Morgan made a motion to adjourn the meeting.