



Hugue & Irlin Duveillaume (irlined@hotmail.com)

BOARD OF DIRECTORS MEETING July 14, 2019

Board Members in attendance: Elmer Carrier- President, Pam Young- VP, Sham Ramrattan, Steve Rivera & Gregory Gonzales

Officers in attendance: Robert Higginbotham- Treasurer, Michaele Petion-Secretary.

Homeowners in Attendance: Ed Huk, Erin Mcallister, Kathy Carrier

Commencement: 4:01p.m
3885 Shadowind Way

AGENDA:

1. Homeowner Questions or Items for Agenda
2. Falcon Pointe Property Update
 - a. One property in foreclosure by bank
 - b. One property in the hands of HOA Attorney
3. Semi-Annual Assessments and Other fees
 - a. One lot still owed initiation fee
 - b. 22 lots with outstanding assessment fee
4. Housekeeping Items:
 - a. Lot 81 working on lawn violation issue believed to have been completed.
5. Architectural Review Committee
 - a. No pending ARC requests
 - b. Second ARC review for 2019 tentatively scheduled for 8/15 at 7pm
 - c. Stats from first review
 - Still 8 outstanding homes, predominately mailboxes
6. Accounting Items
 - a. Review 2019 Budget vs Actual

7. Community Maintenance

a. Completed Items:

- Front camera equipment relocated. Elmer was able to save approx. \$2,000 in labor with the relocation.
- Welcome Baskets delivered to new homeowner Gibson/Johnson
- Garage Sale completed in April

b. Pending items for discussion

- Sidewalks/street gutter
- Tree at intersection of Shadowind and Cerulean Wy. needs to be removed. Received a quote for \$475 to remove and grind.

8. Committee Updates

a. Entertainment – Next event Halloween

- Steve & Gregory will work on finding volunteers
- Thursday, October 31 with contest to start at 6:30pm

9. Community Events

a. Garage Sale – Still to pick date for next year.

10. New Items

a. Capital update on North pond irrigation and bushes

- Received two quotes; 150 3-gallon plants for \$2,550 and 173 7-gallon plants for \$6,400
- Plants will be left as a line item for next year. Motion by Elmer; second by Steve.

b. Westside wall sidewalk

- Researching quotes to fill area with gravel. Elmer will reach out to County to ensure no objections.
- Motion by Steve; second by Sham. We will proceed, pending legalities.

c. Street Lights

- Waiting for them to schedule a visit

d. Decorations for front gate

- Pam, Erin and Michaele will follow-up regarding new purchases

e. Grass/Front lawn on Lot 90

- In legal proceedings with bank and mortgage company

11. Schedule Fall budget meeting

- a. Sunday, October 27 at 4pm. Same as next BOD meeting.

Adjournment: 5:24pm Motion by Gregory; second by Steve.