



Falcon Pointe

ANNUAL MEETING

6/11/2019, 7:07 P.M.

Camp Ithiel Campground

Members (per lot) in attendance: 19; Proxies submitted: 30 (Quorum reached)

Agenda:

1. Call to Order
2. Approval of 2019 Annual minutes
3. Introduction of the Board of Directors
4. President's Report
5. Community Update
6. Treasurer's Report
7. Election of the Board of Directors
 - Nominees: Gregory Gonzales and Pam Young
8. Q & A
 - Status of Rezoning & Future Land Use change of parcel north of us
 - Concern about debris left on Hempel Ave. adjacent to the neighborhood
9. Election results
 - Winners: Gregory Gonzales and Pam Young
10. Adjournment at 7:44pm

BOARD OF DIRECTOR'S MEETING

6/11/2019, 7:44 P.M.

Camp Ithiel Campground

Board Members in attendance: Elmer Carrier, Steve Rivera, Gregory Gonzales, Pam Young, Sham Ramrattan
Officers in attendance: Robert Higginbotham- Treasurer, Michaelle Petion- Secretary

1. Election of Officers
 - a. Nominations: Elmer Carrier- President, Pam Young- Vice President, Robert Higginbotham- Treasurer, Michaelle Petion- Secretary
 - b. Unanimously approved
2. Adjournment at 7:45pm

2019 FALCON POINTE

**ANNUAL
MEETING**

WELCOME



AGENDA

- ▶ Call to Order
- ▶ Approval of 2019 Annual Minutes
- ▶ Introduction of the Board of Directors
- ▶ President's Report
- ▶ Community Update
- ▶ Treasurer's Report
- ▶ Election of the Board of Directors
- ▶ Member Questions and Comments
- ▶ Election Results
- ▶ Adjournment

CALL TO ORDER

- ▶ **Establish a quorum**
- ▶ **Requirement per Falcon Pointe Governing Documents: 30% of Class A members to be present (29 Homeowners)**

FALCON POINTE OFFICERS AND BOARD OF DIRECTORS

- ▶ **President/Board Member:** Jason Morgan
- ▶ **Vice President/Board Member:** Elmer Carrier
- ▶ **Board Member:** Steve Rivera
- ▶ **Board Member:** Pam Young
- ▶ **Board Member:** Sham Ramrattan
- ▶ **Treasurer:** Robert Higginbotham
- ▶ **Secretary:** Michaelle Petion

2018 ANNUAL MEETING MINUTES

- ▶ **Minutes available on Falcon Pointe Website**
- ▶ **Annual Meeting Minutes may only be ratified by the Members of the HOA.**
- ▶ **If there are no ratifications to the 2018 Minutes, this becomes the official minutes.**

PRESIDENT'S REPORT

- ▶ **Year in Review**
- ▶ **What has been accomplished in the past year....**

PRESIDENT'S REPORT

ANNUAL ACTION ITEMS

- **Maintain Gates & Cameras**
- **Process & Pay Bills**
- **General Maintenance**
- **Plan Parties and Events**
 - **Christmas Party**
 - **Halloween Party**
 - **Memorial Day Party**
- **Landscape Maintenance**
- **Garage Sale**
- **Collect Assessments**
- **Process ARC Requests**
- **Annual Inspections**
- **Quarterly Board Meetings**
- **Establish and Maintain Budget**

ADDED ALLIGATOR WARNING SIGNS AT THE SOUTH POND



PURCHASED STORAGE TRAILER FOR HOA STORAGE



REMOVED THREE LARGE OAKS AND REPLACED WITH BOTTLE BRUSH TREES



REPLACED THE BUSHES AT THE FRONT GATE



RELOCATED GATE CAMERA CONTROL BOXES



REPLACED THE DIRECTORY AT THE FRONT GATE



REPLACED THE CHILDREN AT PLAY SIGN AT THE FRONT ENTRANCE



ONGOING PROJECTS



ADDED AN IRRIGATION METER AT THE NORTH FENCE LINE



REPLACE OLEANDERS AT NORTH FENCE LINE



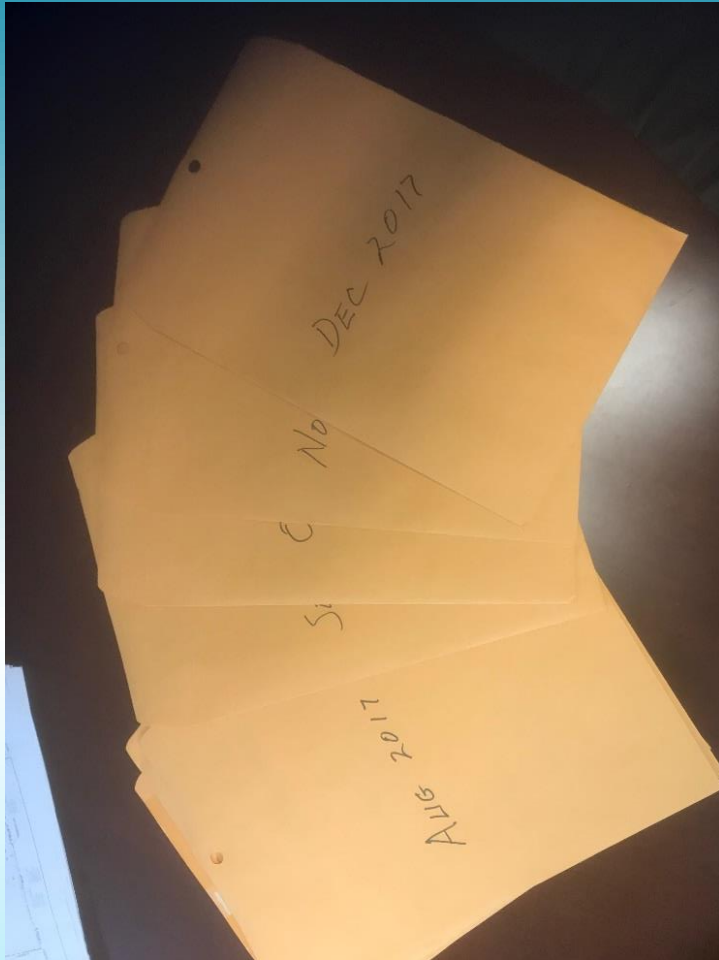
REPLACING EXISTING LIGHTS WITH LED LAMPS















REPLACE THREE MORE LARGE OAK TREES CAUSING ROAD AND SIDEWALK DAMAGE



ELECTRONICALLY ARCHIVING HOA FILES



Name	Date modif...	Type	Size
 03 HOA Archive Files March 2017	4/11/2018 ...	PDF Docu...	2,733 KB
 02 HOA Archive Files February 2017	4/11/2018 ...	PDF Docu...	3,380 KB
 01 HOA Archive Files January 2017	4/11/2018 ...	PDF Docu...	2,480 KB
 04 HOA Archive Files April 2017	5/18/2018 ...	PDF Docu...	2,817 KB
 05 HOA Archive Files May 2017	5/18/2018 ...	PDF Docu...	4,807 KB
 06 HOA Archive Files June 2017	5/18/2018 ...	PDF Docu...	4,262 KB
 12 HOA Archive Files Dec 2017	5/18/2018 ...	PDF Docu...	4,851 KB
 11 HOA Archive Files Nov 2017	5/18/2018 ...	PDF Docu...	2,202 KB
 10 HOA Archive Files Oct 2017	5/18/2018 ...	PDF Docu...	6,073 KB
 09 HOA Archive Files Sept 2017	5/19/2018 ...	PDF Docu...	2,307 KB
 08 HOA Archive Files Aug 2017	5/19/2018 ...	PDF Docu...	3,077 KB
 07 HOA Archive Files July 2017	5/19/2018 ...	PDF Docu...	3,028 KB

COMMUNITY CHALLENGES

- ▶ **Speeding in the community**
- ▶ **ARC requests compliance**
- ▶ **Proper Trash Cans Storage**
- ▶ **Picking up pet waste**

TREASURER'S REPORT

- ▶ **What did we spend in 2018**
- ▶ **Budget for 2019**
- ▶ **How much do we have now**
- ▶ **Status of Accounts**

TREASURER'S REPORT

2018 BUDGET VS ACTUAL

Falcon Pointe Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2018

	<u>Jan - Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income			
Income			
2018 dues			
2018 July dues	32,101.00		
2018 Jan dues	31,760.00		
2018 dues	0.00	52,776.00	-52,776.00
Total 2018 dues	<u>63,861.00</u>	<u>52,776.00</u>	<u>11,085.00</u>
Other Income	18,221.91		
Gross Income	82,082.91	52,776.00	29,306.91
Transfers			
Transfer to Road Account	4,675.00		
Transfer to Savings - Prudent Reserve	1,870.00		
Transfer to Savings - Capital Improvement	9,338.78		
Transfer to Savings - Sidewalk Repair Fund	2,460.53		
Transfer to Savings - Perimeter Fence Fund	2,952.63		
Total Transfers	21,296.94		
Operating Funds	60,785.97	52,776.00	8,009.97

Falcon Pointe Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2018

	<u>Jan - Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Expense			
IPN Fees	457.25		457.25
Office Space Rental	7,200.00	7,200.00	0.00
Landscape Maintenance			
South Pond	825.00	900.00	-75.00
Entrance Landscape Maintenance	0.00	400.00	-400.00
Lawn Cut, Fertilizer, Sprinkler	11,790.00	15,400.00	-3,610.00
Landscape Maintenance - Other	944.95	1,000.00	-55.05
Total Landscape Maintenance	<u>13,559.95</u>	<u>17,700.00</u>	<u>-4,140.05</u>
General Maintenance			
Perimeter Fence Repair	1,454.00	0.00	1,454.00
Sidewalk Repair	6,400.00	0.00	6,400.00
Tree Trim	8,700.00		
Total Gate Camera	1,168.76	3,548.00	-2,379.24
Front Gate	2,695.45	3,000.00	-304.55
General Maintenance - Other	695.84	2,000.00	-1,304.16
Total General Maintenance	<u>21,114.05</u>	<u>8,548.00</u>	<u>12,566.05</u>
Total Utilities	7,771.94	9,936.00	-2,164.06
Welcome Committee	358.99	300.00	58.99
Total Legal Expenses	1,860.52	2,000.00	-139.48
Total Entertainment	946.98	2,802.00	-1,855.02
Annual Meeting Expense	50.00	110.00	-60.00
Accounting Fees	0.00	550.00	-550.00
Total Bank Service Charges	3.00	110.00	-107.00
Insurance			
Total Insurance	2,049.60	2,400.00	-350.40
Total Office Supplies and Expenses	375.68	900.00	-524.32
Taxes	0.00	220.00	-220.00
Total Expense	<u>55,747.96</u>	<u>52,776.00</u>	<u>2,971.96</u>
Net Ordinary Income	<u>5,038.01</u>	<u>0.00</u>	<u>5,038.01</u>

TREASURER'S REPORT

2018 ANNUAL BUDGET

FALCON POINTE HOA BUDGET 2019

EXPENSE	BUDGET
Total Office Space Rental	\$7,200.00
Landscape Maintenance	
Front Entrance Landscape	\$400.00
South Pond Spraying	\$900.00
Lawn Cutting, Fertilizer, Sprinkler	\$15,400.00
Landscape Maintenance - Other	\$1,000.00
Total Landscape Maintenance	\$17,700.00
General Maintenance	
Gate Camera Equipment	\$2,000.00
Camera Data & Monitor Service	\$1,548.00
Front Gate	\$3,000.00
General Maintenance - Other	\$2,000.00
Total General Maintenance	\$8,548.00
Utilities	
Electric	
53345 42447 Gate	\$1,040.00
11364 13370 Street Lights	\$4,510.00
Total Electric	\$5,550.00
Water	\$1,386.00
Telephone	
407 294 8065 Gate	\$1,800.00
Cell Phones	\$1,200.00
Total Telephone	\$3,000.00
Total Utilities	\$9,936.00
Welcome Committee	\$300.00
Legal Expenses	\$2,000.00
Entertainment	
Entertainment - Other	\$2,761.00
Total Entertainment	\$2,761.00
Annual Meeting Expense	\$110.00
Accounting Fees	\$550.00
Bank Service Charges	
Bank Service Charges - Other	\$110.00
Total Bank Service Charges	\$110.00
Insurance	
Common Area	\$1,600.00
Officers & Directors	\$800.00
Total Insurance	\$2,400.00
Office Supplies and Expenses	\$900.00
Taxes	\$220.00
Total Expense	\$52,735.00
	Per Home \$555
	Road Account \$50
	Prudent Reserve \$20
	Perimeter Fence Maint Fund \$32
	Sidewalk Repair Fund \$26
TOTAL PER HOME 2019	
	\$683

TREASURER'S REPORT

WHERE ARE WE NOW?

The background features a blue gradient that transitions from a darker teal at the top to a lighter, almost white blue at the bottom. On the right side, there are several sets of parallel white lines that appear to be moving or streaking upwards and to the right, creating a sense of motion and modernity.

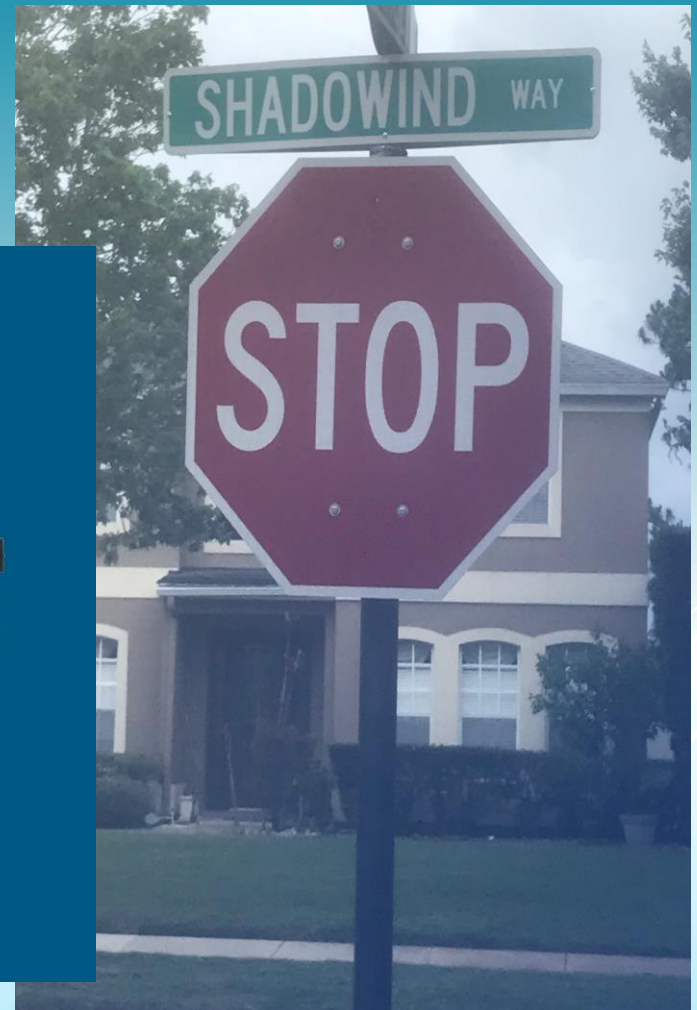
Falcon Pointe Homeowners Association
Account Listing

Account	Balance Total
Checking Account - Operating Funds	\$ 5,559.15
Savings Account - Prudent Reserve	\$ 38,449.58
Road Account	\$ 25,053.92
Fence Maintenance Fund	\$ 4,373.73
Sidewalk Repair Fund	\$ 4,894.48
Capital Improvements Fund	\$ 9,338.78

ACTUAL VS GOALS

Account	Balance Total	Goals
Checking Account - Operating Funds	\$ 5,559.15	NA
Savings Account - Prudent Reserve	\$ 38,449.58	\$ 50,000.00
Road Account	\$ 25,053.92	\$ 120,000.00
Fence Maintenance Fund	\$ 4,373.73	NA
Sidewalk Repair Fund	\$ 4,894.48	\$ 8,000.00
Capital Improvements Fund	\$ 9,338.78	NA

POTENTIAL CAPITAL IMPROVEMENT PROJECTS



ELECTION OF BOARD OF DIRECTOR POSITIONS

- ▶ **Current Board Member up for election in 2019:**
 - Board Member: Jason Morgan
 - Board Member: Pam Young
- ▶ **3 Year Term**
- ▶ **Other nominations**
- ▶ **Message from the Candidates**
- ▶ **Voting of HOA members**
- ▶ **Results will be announced at the end of the Meeting**

MEMBER QUESTIONS AND COMMENTS



ELECTION RESULTS

The background is a blue gradient, transitioning from a darker blue at the top to a lighter blue at the bottom. On the right side, there are several white, parallel diagonal lines that create a sense of motion and modernity.

ADJOURNMENT

**Vote to Adjourn
the 2019 Annual
Meeting**