



# Falcon Pointe

## **BOARD OF DIRECTORS MEETING**

2/7/2019, 6:30 P.M.

1644 Cerulean Way

Board Members in attendance: Jason Morgan, President, Elmer Carrier, VP, Sham Ramrattan & Steve Rivera

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

Homeowners in Attendance: Ed Huk & Michaelle Petion (ARC Committee)

### **Agenda:**

At 6:31p.m., Elmer made a motion to begin the meeting, Sham Ramrattan seconded the motion

1. Homeowner Questions or Comments for Agenda n/a; none in attendance
2. Vote on Board member to replace open position. Jason motioned to elect Pam Young, Elmer seconded the motion. Pam Young will hold the office till June in which this position will be voted on by members at the HOA annual meeting. Michaelle Petion was also elected to replace Pam Young as Secretary.
3. Falcon Pointe Property Update
  - a. No homes for sale, no vacancies at this time
  - b. Status of pending legal issues- 2 lots
4. Semi-Annual Assessments & Other Fees
  - a. Update from Treasurer: As of February, 5 homeowners have not paid their assessments; one was turned over to the lawyer for not abiding by payment plan that was agreed to.
5. Housekeeping Items
  - a. Yard of the Quarter Selection: Committee needs to select
  - b. Discussed rule change to allow Bermuda grass. Signatures have been received and approved for new amendment. This will be send to HOA attorney for filing.
6. ARC
  - a. Pending ARC requests – none; revisited that all homeowners (not contractors) need to submit ARC requests prior to work starting
  - b. Need new ARC committee member to replace Pam Young
7. Accounting Items (updated financials attached)
  - a. Budget Update and account status.
  - b. HOA Tax preparation: Additional income was received this year and we need to figure out if it is exempt or not. Need to seek professional tax help.

8. Community Maintenance:

a. Pending items for discussion:

- Tree Removal complete
- Have quote to replace the concrete apron/gutter in the road, at \$9-10K; there is \$3700 in the sidewalk fund that could be applied to this repair. It was voted to proceed with the repairs and not to exceed \$12k.

b. Capital Improvements:

- Street Lights and Lamps
  - Decorative pole would cost an extra +/- \$65 per residence per year. LED option (light only) could result in savings of approx. \$30. Elmer to see if they can install one LED light so we can experience. Board voted for LED light change only.
- Radar Speed Limit Sign- Board will keep brainstorming
- New Landscape at north pond fence line – Elmer getting pricing on removing and replacing the oleanders with something drought tolerant (possibly Muhly grass and Crepe Myrtles).
- Stop Signs and crosswalks at straightaway- Tabled as we need a professional to design.
- Storage Trailer purchase- looking at \$2K range for 5x8 white storage trailer to house HOA supplies/party tents, etc. To be stored next to pond. Approved
- HOA Laptop to use for HOA purposes/files- can easily be handed to the next President and so on. Price not to exceed \$500. Approved

8. Committee Updates

a. Entertainment

b. Christmas Party feedback & discussion – very good feedback from homeowners;

9. Community Events

a. Garage Sale will be Saturday, April 27<sup>th</sup>

b. Welcome baskets for all new homeowners

10. New Items-

b. Discuss proposed property development north of Falcon Pointe. Council meeting scheduled for 2/19.

c. Stray Cats- Sham will research quotes for removal options.

e. Names on bank accounts need to be corrected to current officers.

f. Little Library. Recommended by homeowner that will maintain the library. Kit costs approx. \$300. Can be installed next to Katie or by Pam's house alternatively. Approved

Jason Morgan motioned to adjourn the meeting at 8:47 pm; motion seconded by Steve Rivera