



# Falcon Pointe HOA

## **BOARD OF DIRECTORS MEETING**

1st Quarter HOA 02/28/2021, 4 P.M.

On line Zoom

Board Members in attendance: Elmer Carrier, President, Pam Young, VP, Gregory Gonzalez, Steve Rivera, Kristin Hitchcock

Officers in attendance: Robert Higginbotham, Treasurer

Homeowners in Attendance: Ed Huk, Jason Morgan, William Youmans, Jeff Dixon

Agenda: Elmer Carrier called meeting to order at 4:02 pm

### **1. Introduction of new Board Members**

Sham Ramrattan has tendered his resignation from the board. Elmer motioned to appoint Kristin Hitchcock to replace Sham; seconded by Pam Young; all in favor.

Michaelle Petion has stepped down from her position as HOA Secretary, and Catie Gall will replace her.

Jessica Gibson has joined the ARC committee.

### **2. Homeowner Questions or Comments**

William Youmans inquired as to whether the money in the HOA savings can be invested in stocks or money market to potentially grow in value; Elmer will check with attorney; not sure if the by-laws allow, but we will continue to be fiscally conservative with the budget.

### **3. Falcon Pointe Property Update**

- a. One home for sale 3956 Shadowind Way

### **4. Housekeeping Items:**

- a. Yard of the Quarter Selection ARC committee has picked new yard of Quarter 1643 Shonnora Drive
- b. As discussed at third quarter meeting the next Architectural/housekeeping walk, in February was delayed will happen in March 2021 by ARC committee
- c. Yard and garbage pickup days when should it go out; Garbage and recycling pick up is Monday, and cans should not go out prior to 5 pm on Sunday. More importantly, yard waste pick up is on Tuesdays. Homeowners are not to put yard waste on curb before Monday evening- we are having homeowners leaving yard debris on their curb from the weekends and this is not acceptable under the HOA by-laws. Violators will be fined.

### **5. ARC**

- a. Pending ARC requests- none currently.

### **6. New items for discussion.**

#### **a. Wood fence requirements**

14 homeowners will be notified that their wooden fences need to be brought under compliance.

An email was recently sent out to the community reiterating the fence standards, including replacing rotten boards & posts, and pressure washing & staining with an approved color by the ARC committee. Homeowners will be given 6 months to comply, either through repair, replacement (with vinyl) or removal. Those not in compliance after the 6-month period are subject to a fine of \$50/day.

**b. Trees, sidewalks, and roads**

All but 5 remaining large trees in the common area/easement have been removed and stump grinding will be completed in the next week. (The last five will be removed in 2022). The large trees that are removed will be replaced by non-invasive colorful crepe myrtles that will be maintained by the HOA (annual trimming, etc) There have been \$22K in repair costs in 2021 associated with the damage that has been done by the tree roots to the roads and sidewalks. We have received a quote from Southern Paving & Concrete to repair damage to the sidewalks; a concern is on Shadowind directly in front of the entrance gates; the sidewalks are tilting from the tree roots in the homeowner's yard. We are hiring an arborist to evaluate.

**c. Common area by sidewalk suggestions**

We will have money available after the next assessment to proceed with the improvement project along the Falcon Pointe Hempel brick wall (between the wall and the sidewalk). Multiple homeowners on the Zoom call expressed concerns about rock being put in this area, one homeowner suggested a "trial" area to see how it would hold up. It is also possible to have irrigation in this area. Elmer motioned to table the issue until the April meeting; motion seconded by Steve Rivera. Suggestions by all homeowners to beautify this area are encouraged.

**d. Amazon electronic install at front gate.**

Amazon has requested to install equipment at our front gate that will enable their drivers to access the community ONLY when they have deliveries in Falcon Pointe, through an app on their phones. Amazon will pay all costs to install and any repairs that occur; there will be no cost to the community.

**7. Capital Projects**

- a. Front wall by Hempel Ave (see 6c.)

**8. Treasurer report (see documents attached)**

- a. Using Bill pay to pay monthly recurring payments.

Treasurer Robert Higginbotham requested that ongoing scheduled bills to vendors be paid electronically from the Wells Fargo HOA account, versus writing paper checks. Elmer motioned to approve; seconded by Pam Young; all in favor.

**9. Budget 2021**

- a. Trees and sidewalks need extensive discussion cost and damaged caused by trees to our roads and sidewalks. (see 6b.)

Zoom call ended at 4:35 pm (due to limits from FREE usage of Zoom); call resumed shortly thereafter

**10. No community garage sale in April, due to the continuing COVID pandemic**

There will be an estate sale in March at 3921 Shadowind Way; gates will remain open that day and the house will be put on the market soon.

At 5:15 pm Elmer Carrier motioned to close the meeting; seconded by Steve Rivera.