



# Falcon Pointe

## QUARTERLY BOARD OF DIRECTORS MEETING

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

Officers in attendance: Robert Higginbotham, Treasurer; Catie Gall, Secretary.

Homeowners in Attendance: 11

1. Homeowner Questions or Comments
  - Call meeting to order 7:03 pm Elmer Carrier motioned, Gregory Gonzalez 2nd
2. Falcon Pointe Property Update
  - One house for sale, if doesn't sell soon homeowner and his family will move back in.
3. Semi-Annual Assessments & Other Fees
  - Dues up to date
4. Housekeeping Items:
5. ARC
  - Lot 90 – approved for Lawn of the Quarter.
  - 1 ARC request approved.
  - Issues with lawn – crab grass throughout the community – should fines be sent out? No decision made
  - When remainder of trees are removed Crape myrtles will be replacing old trees if homeowners approve – do we do single trunk tree or multi trunk tree? & whether or not to prune them?
  - Once all trees planted then the HOA will maintain the trees that are planted by the HOA.  
ARC committee will follow up with Pam Young on any questions not answered at meeting
6. Accounting Items (updated financials)
  - Treasurer Report presented
  - Welcome Committee budget out a little bit because more houses sold this year than we expected (5 total homes sold)
  - Current account balances reviewed
7. Community Maintenance:
  - a. Pending items for discussion:
    - Front gate controllers (that is everything in 4 black boxes at gate) – getting old & very hard to get parts
    - Should we plan ahead and purchase spare parts A/C motor, D/C motor & a couple of batteries and have spares on hand? No decision made but board seemed interested in the idea
    - 2 Questions were asked: 1) How long do parts last? Answer: Years  
2) How much money are the parts? Answer: Approximately \$2,000

- Do we have another mechanical and electrical person in our community that can help out? Please let someone on the board know if you are interested in helping with gate maintenance. Saves a great deal of money for the community and Elmer not sure how much longer he will be able to work on gate

b. Capital Improvements:

- On exterior wall – putting concrete sidewalk is the most cost-effective option – will contact Duke Energy to confirm locations safety prior to laying concrete
- Expansion joints to make it seamless from the
- Homeowner asked why rocks could not be put there and response was “rocks were out for concern they would get picked up thrown over brick wall at homes”
- Couldn’t do mulch because will get washed out
- President brought up that not even weeds grow there so would be hard to grow even drought resist plants to grow there (an idea a homeowner suggested)
- Vote to approve to remove and replace damaged concrete sidewalk? Lots of debates arise that no one even really notices this area and is it really so bad to just leave it the way it is versus spend so much money?
- Elmer Carrier calls for a response: Do we vote for it or is it a dead issue?
- Homeowners spoke opinions regarding the issue at hand
- Idea presented: Could we use the money and do a beautifican project instead? Example presented: Use the money to put toward the sidewalk/tree removal project & perhaps we could save money to replace the plants out front near gate?
- It was also brought up that overtime, Homeowners sides of wall could get washed out those that are bordering the brick wall. Has only happened to one homeowner and it was over a very long period of time of water draining. Problem has now been fixed and resolved.
- Vote for concrete – Pam Young calls for No for concrete, 2<sup>nd</sup> by Kristin Hitchcock

8. Committee Updates

a. Entertainment (Christine Taylor to head)

- What time should Halloween party be held? Decision made: Halloween Party on Sunday October 31st at 5 pm in the Ballinore Place cul-de-sac
- Christine Taylor will decide on age group and prizes for party
- Elmer proposed a vote for a \$200 budget for party – all in favor, Gregory Gonzalez and Steve Rivera 2<sup>nd</sup>
- Christmas Party discussed and date & location decided on: December 11<sup>th</sup> at 5 pm – corner of Shadowind & Cerulean

9. Community Events

a. Garage Sale

- Upcoming sale on October 16<sup>th</sup> from 8 am – 4pm

10. New Items

- Use the money set aside for capital improvements to pay for tree removal and replacement?
- Review the 4 quotes – sprinklers and sod not figured into the price of any of the quotes
- Process of project - removal of tree, stump and then sidewalks done last

Steve motioned to approve AR Tractor & Site Work (work done on Saturdays), 2<sup>nd</sup> by Kristin Hitchcock and Gregory Gonzalez

- Treasurer gave us a proposed budget for 2022

- Set aside \$24,000 for tree removal & other things we need done
- Road Inspections will be every other year - Motioned to vote yes in favor by Kristin Hitchcock and 2<sup>nd</sup> by Pam Young
- For 2021, there was \$3,000 in the budget for the front gates. Elmer said he would like to earmark some reserve funds per home for the gate operator (\$25 per home), eventually reaching the \$20K savings fund for any future gate related needs. Motion seconded by Pam Young and board majority in favor.
- Elmer Carrier motioned to move \$5K from the Prudent Savings account to the Tree Fund account for 2022. Motion was seconded by Steve Rivera and all board members were in favor. Elmer Carrier also motioned that the \$9K that was earmarked for the front wall project (sandy area between the sidewalk and the brick wall) be shifted to sidewalk and gutter repairs for 2022.
- The tree removal and sidewalk funds will not be needed after 2022, after which they will shift to a road fund. Moving forward, the gates and roads will be the community's biggest expenses. Reserve funds for the road account will increase to \$75 per home, to avoid a large per home assessment that we had to incur when the roads were paved several years ago.
- The 2022 Annual Assessment is \$810.00 per home. This is an increase of 11.7% from the 2021 Annual Assessment of \$725.00. The 2022 Bi-Annual Assessment is \$405.00.
- Motion made to approve the budget by Elmer Carrier, Steve Rivera seconded; board all in favor.

President asked for meeting to be adjourned at 9:04 pm