



Falcon Pointe

QUARTERLY BOARD OF DIRECTORS MEETING AGENDA 2nd QUARTER 2023

Monday, May 22nd, Carrier Residence- 3885 Shadowind Way

Board Members in attendance: Elmer Carrier, President, Pam Young, VP, Gregory Gonzalez, Kristen Hitchcock

Officers in attendance: Robert Higginbotham, Treasurer, Judy Dixon, assistant Treasurer

Homeowners in Attendance: none

Meeting called to order @ 7:04 pm

1. Homeowner Questions or Comments
2. Falcon Pointe Property Update
 - a. Lot 13, 3873 Shadowind Way – sale closed; new homeowners are moved in.
 - b. Welcome committee met with new homeowners.
 - c. No homes currently up for sale.
3. Semi-Annual Assessments and Other fees
 - a. All lots are current on their assessments.
 - b. Next semi-annual assessments to be mailed out next week with proxies for the annual meeting in June.
4. Housekeeping Items:
 - a. Time for ARC committee to select next Yard of the Quarter
5. Architectural Review Committee
 - a. In February, 72 homes received letters for 143 violations. Most have corrected their violations; final letters were sent out May 17, 2023. Elmer recommended that we do 2 annual walk thru's in the future to minimize the number of violations needing to be sent out. Also moving forward, there will be an additional \$375 fee added to a homeowner's assessment account if our attorney has to send out a demand letter for non-compliance after final letters are sent out.
 - b. ARC committee is working with Sherwin Williams to get the new paint books finalized; there will be additional colors added and some schemes/colors deleted in an effort to update .
6. Community Maintenance
 - a. Completed Items:
 - New up-lights on wall along Hempel (there are 5 extra lights that were not able to be installed due to voltage issues; they will be kept on hand in case they are needed for replacements.)
 - New plants at front entrance gates; still waiting for dead plants to be replaced. Landscape nursery ordered additional plants, but the ones they received were not the same variety. We will remove the dead ones and swap out with some planted in the back of the exit gate median.

b. Pending items for discussion

- Front gates are in need of mechanical repairs- new mechanical arm quote received @\$2278.67. Amount was approved to move forward with the repairs. Included in the price is for installation of extra metal to the bottom of the gate so people cannot crawl under the gate; two vehicles were broken into on different dates- both times a teenager crawled under the gate.
- It was also discussed the issue of people being shocked after touching the main keypad for entry; it was discovered that because of the overhead power lines at the front entrance, it creates static; thus the shock effect. There is no remedy for this, and a new panel would cost \$3-\$5K with no guarantee that the user would not be shocked.
- AT&T also wants to replace copper wiring for the control panel/phone system with fiber, which is less costly to maintain. However, there are many obstacles (trees, roots, road) that make the transition complicated, so it keeps getting back-burnered.

7. Committee Updates

- a. Entertainment –Memorial Day Picnic- scheduled for the North Pond area from Noon- 4 pm. There will be a waterslide for the kids, and we will be grilling burgers and hot dogs, and have waters and sodas on hand. Neighbors are welcome to bring side dishes to share.

8. New Items

- a. Two board members are up for re-election- Pam Young, and Gregory Gonzales
- b. Proxies to be mailed out next month
- c. There is a Covenant and bylaw petition regarding who is responsible for maintaining the utility area between the sidewalk and the road. By-laws are vague; petition is to correct. If the HOA is responsible for the upkeep and cleaning of all the sidewalks in the neighborhood, it will be costly and the annual dues will increase for all homeowners. To avoid this and have this be clarified as the homeowners' responsibility, signatures will be collected; needs 2/3 of the homeowners to sign to go into effect. Board members will be going door to door and signatures will be collected at the Memorial Day picnic.
- d. The Annual Meeting will be held on Wednesday, June 7th at 7 pm at Camp Ithiel.

9. Treasurer report (see attached)

- a. There are rewards points available to use, from the use of the HOA Wells Fargo credit card. There was a discussion of the options available to most efficiently use the points. It was decided that they either be exchanged for cash, which would be used to purchase gift cards to give out as prizes at the annual Holiday Party in December, or simply exchange the points for the gift cards. There is a small advantage to converting to cash first. Details need to be worked out.

11. Elmer motioned for Adjournment @ 8:17 pm