



Falcon Pointe

QUARTERLY BOARD OF DIRECTORS MEETING AGENDA 4TH QUARTER 2022

Sunday, October 16, Carrier Residence- 3885 Shadowind Way

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

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

Homeowners in Attendance: Ed Huk, Erin McAllister (ARC members), Stephanie Rivera (Entertainment Committee), Carmen Fortis

1. Meeting called to order @ 6pm
2. Homeowner Questions or Comments n/a
3. Falcon Pointe Maintenance Issues
 - a. Two recent service call on gate entrance two electronic boards, and battery backup replaced. Parts on order to replace the ones used to repair the gates
 - b. Trees to be removed from retention ponds and behind 3963 Shadowind Way. Quote received to clean up the pond area debris for \$1300.
Homeowners on East side of neighborhood are taking care of property owned by the HOA. HOA will take care of the tree that came down from the storm, but next time the homeowners will need to take care of it. We will check with our attorney to see how we can legally transfer the property to the homeowners.
 - c. Painting/repair mechanical on front gates
 - d. Light is out on street light in front of 3818 Shadowind Way; will be replaced.
4. ARC Committee update on West perimeter wall regular ARC meeting Oct. 20, 2022
Entrance Wall Beautification Project- evacuate existing dirt adjacent to red brick wall, place 20 well lights for up-lighting, lay fabric mesh for weed control, then install a layer of rock. Estimate from Pebble junction for rock was \$1956.83; quote from Lowes \$1861.08. Including the lighting (wire, lights, transformers, mesh mat & anchors), the project cost will be \$3,817.91- labor to be provided by homeowner volunteers, 2 shifts morning & afternoon. Elmer motioned to move forward with the project seconded by Kristin Hitchcock and passed by the BOD. January 21st or February 4th 2023 tentative dates for work day- Phase 1. Phase II would involve replacing some of the plants in the front. Will be needing volunteers to complete the project.
 - a. Monthly ARC meeting Thursday 10/20, 7 pm at Elmer's House. Currently have two ARC requests for driveway pavers- lot 5 and lot 77
 - b. Choose quarterly yard award.

5. Entertainment Committee- There is \$1,894 left in the Entertainment budget for 2022

- a. Halloween Party will be held on 10/31 at 6:30 pm in the cul-de-sac. There will be costume contests with prizes, decorations. Water will be available.
- b. Christmas/holiday celebration will be held on Saturday 12/10 at 5 pm, in the same location as last year; South end of Shadowind Way & Cerulean. Steve Rivera suggested mosquito mitigation & will look into purchasing a sprayer from Lowe's (from landscape budget); Elmer suggested to have Orange County spray (it is at no cost)

6. Capital Project update

- a. Storage shed project for HOA-owned equipment to move forward in January 2023; 10 x 12 shed to be located in the North Pond to house the miscellaneous equipment owned by the HOA. With the extra room this affords, we can order more chairs to use for the HOA events. Total project cost for the shed is \$1800- \$2000. Elmer Carrier motioned to proceed; seconded by Steve Rivera voted on by BOD passed unanimously.

7. Treasurer report (see attached)

- a. Year to date expense report
- b. 2023 Annual Budget see report
 - Now that all of the trees in the easement have been removed, we have the funds to do the concrete gutter/apron repairs. Many homeowners are experiencing standing water in the gutters in front of their mailboxes, etc. This work will resolve these drainage issues.
 - We currently have a hard-wired line for the gate/phone keypad where visitors can dial in to the homeowners for access. Using wi-fi for this would reduce our AT&T expenses by 75%, BUT then we are at the mercy of the wi-fi actually working for this to function (and it goes down regularly). We have determined that it is worth the extra cost to keep the hard wire option so it works at all times.
 - Electric & water, cell phone & line for gate entrance budget has been increased for 2023, based on the current bills.
- c. Budget for 2023 was completed and approved. will be posted on the website. No annual increase for homeowners.

11. Elmer motioned for Adjournment @ 7:03 pm