



Falcon Pointe HOA

BOARD OF DIRECTORS MEETING

1st. Quarter HOA 03/06/2022 4 P.M.

Location 3885 Shadowind Way

Elmer Carrier (President), Pam Young (Vice President), Robert Higginbotham (Treasurer), Catie Gall (Secretary), Steve Rivera, Gregory Gonzales

Agenda: Call Meeting to order at 4:02 pm

Elmer Carrier called meeting to order, Second by Steve Rivera

1. Homeowner Questions or Comments

- None

Elmer Carrier mentioned Tree removal project to continue

Salt bags will be put under concrete in hope to deter roots on front sidewalks only.

It's been a challenge to plant new trees so need to drill through roots – upcharge of about \$1500 for special machinery so this will cause a slight increase in budget.

Not pleased with on Lot 2 with grinding of stump so that will be discussed with company to come back and complete.

2. Falcon Pointe Property Update

- a. One home for sale 3975 Shadowind Way – Sale pending

3. Housekeeping Items:

- a. Yard of the Quarter Selection – Pam assigned to discuss which home will be selected with ARC committee

4. ARC

- a. ARC requests – 3 requests, signed by Pam Young
- b. Schedule walk for ARC violations – Pam Young will review date for walk with ARC committee as no members at meeting
- c. Discuss time line for project completions (paint house, yard replacement etc.) - Decision made of 30 days from start to completion of work; if this cannot be done please contact the board for approval of extra time due to extenuating circumstances

5. New items for discussion.

- a. Yard sale will be on April 9th

6. Treasurer report – End of last year

- 94 houses paid dues, one homeowner delinquent – been notified.
- Capital Improvement balance only goes up with house sale,

- End of year balance \$24,343.47
- The Sidewalk Repair Fund amount went up because the board approved a higher amount to be put in that account starting with 2022 budget.
- The road account is used only for the roads so that stays the same.
- Nothing is over budget as early in year. We might go a little over budget with the trees project since we need the special machine for planting the remainder of the crape myrtles to replace trees being pulled out. More than half the homeowners did not want the trees replaced so that has lowered overall costs. 12 total crape myrtles will be placed.
- Board needs to look for an assistant treasurer to train under Robert Higginbotham and then eventually take over as treasurer. If interested, please contact someone on the board. A list of responsibilities can be provided if interested. Most time is spent when assessments come in but it's about 2 hours a week of work, a little more time 2 times a year when the assessments come in. When a check comes in it needs to be put into system. Knowledge of Quickbooks is ideal. Patty Owen is current assistant treasurer but is supportive of a new person taking over the role. Most invoices come in electronically and get paid electronically.

7. Final Updates:

- Aaron's Backflow Services to be scheduled for sprinkler system checks which are completed once a year. Locations - One on Hempel and one on Old Winter Garden Road
- Black racers – please do not kill the snakes – because of snakes being killed our ecosystem is off balance and we have a rodent problem in our community.

8. Adjournment

Steve Rivera calls meeting to adjourn at 4:49 pm & Gregory Gonzales seconds