

FALL VALLEY HOMEOWNERS ASSOCIATION
SECRETARY'S REPORT
09/28/2021 @ 4:15 pm

Present: Randy Miller, Mary K Wendland, Gayle Herbst
Conference Call: Leslie Henderson

- I. Meeting called to order at 4:30 pm.
- II. Violations
 - A. Discussed construction of 2552 Forest Hills overhang into neighbor's yard. Gayle/Randy said they would investigate further.
 - B. 636 Silver Oak is being rebuilt with a window on top of the garage raising concern that there is a second level to the garage. Second levels are not allowed at Fall Valley. Randy will investigate this further with the owner.
 - C. Leslie has multiple concerns regarding violations and how they are being taken care of. Mary K is doing some type of notices with code enforcement per direction of Leslie. Manager has a violation notice that she sends out with the policy/rule on them. She will forward to the Board for approval.
 - D. Leslie also expressed concern with properties on F ¼ Road – trees growing through fencing causing damage. Manager will notify the particular homeowners in violation.
 - E. Discussed AirBNB at 636 Clearwater Court. Board wanted manager to find out if they were registered with the City of Grand Junction. Also, they will have to follow all HOA rules set in place for Fall Valley. It was decided not to change the declarations.
- III. Miscellaneous
 - A. Annual meeting times were discussed. Second week in November. It will have to be indoors. Manager will send out notifications as soon as a time and location are secured.
 - B. Discussed 2022 budget and an upcoming concrete repair around the pond. Randy was happy with the amount of funds present on the financials.
 - C. Mary K to work on the budget and budget amounts will be put into Quickbooks. Discussed board having access to Quickbooks as Gayle wants to take over as treasurer. Currently, manager has desktop pro 2021 version of Quickbooks.
 - D. Discussed manager being put on account for ease of bill paying and automation of cashing checks with recent purchase by manager of a scanner. As well as Alpine will set up URLs for HOAs for the website for ACH payments.
- IV. Meeting adjourned at 6:00 pm.

Leslie Henderson, Secretary
Donna Reynolds, Manager (acting secretary) _____