

FALL VALLEY HOMEOWNERS ASSOCIATION
ANNUAL MEETING
SECRETARY'S REPORT
11/09/2021 @ 6:00 pm @ The Art Center

Board Members Present: Randy Miller, Leslie Henderson

Excused Absence: Gayle Herbst, Mary K Wendland

20 homeowners present (see sign-in sheet)

19 Proxies

- I. Meeting called to order at 6:07 pm.
- II. Introduction of Board Members, Manager and Attendees.
- III. Old Business
 - A. Secretary's minutes for 2020 Annual Meeting were read and approved by all those present.
 - B. End of Year financials for 2020 were read and approved by all those present.
- IV. New Business
 - A. Discussed neighborhood violations and 635 Shadowood and parking update.
 - B. Discussed being mindful of noise after 11:00 pm.
 - C. President Randy discussed pressure on demand pumps which Fall Valley uses and extends pump life.
 - D. Fence on 25 ½ Rd blew down, homeowners put up metal posts to repair. HOA is responsible for this fence. Will re-evaluate in the spring and talk about replacement of that section. Fence is approximately 800 square feet; current cost without paint/stain is \$24-\$25 a square foot. Also talked about putting up a treated board along the bottom of the fence to prevent rotting.
 - E. Talked about concrete slab replacement around park – tree roots would have to be cut. There is a 50/50 chance that the cottonwood would die.
 - F. Secretary Leslie found out that chip seal will be done in Fall Valley July 2022.
 - G. Discussed inlet pipe and WD Yards having to replace a section in Spring 2022.
 - H. Discussed transients walked through park and to report to police if they are found loitering in the pond area.
- V. Election of Board Members
 - A. Mary K Wendland and Leslie Henderson have retired from the Board.
 - B. Karen Nelson and Lori Martin have volunteered to be on the Board and were voted in by all those present.
 - C. Mark Wendland will remain on the ACC Committee. Steve Kurtenbach has volunteered to be on the ACC Committee.
 - D. Randy Miller, Karen Nelson, and Gayle Herbst will meet at Alpine to sign signature cards. Donna Reynolds will also be put on the account at Alpine. Project payments will still require board approval.

Donna Reynolds, (Acting Secretary)

C. Violations

A.

- B. Discussed construction of 2552 Forest Hills overhang into neighbor's yard. Gayle/Randy said they would investigate further.
- C. 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.
- D. 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.
- E. Leslie also expressed concern with properties on F ¼ Road – trees growing through fencing causing damage. Manager will notify the particular homeowners in violation.
- F. 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.

D. 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.

E. Meeting adjourned at 6:00 pm.

Leslie Henderson, Secretary

Donna Reynolds, Manager (acting secretary) _____