

**Meeting Minutes of Board of Directors Meeting of
Fall Valley Homeowners' Association
May 14, 2024 @ 637 Shadowood Ct.**

In Attendance:

Board Members: Randy M, Karen C, Karen N, and Gayle Herbst
Manager - Joy Zeller

Meeting Called to Order: Randy called the meeting to order at 7:09pm

Approval of the Agenda & Meeting Minutes: Karen C motioned to approve the agenda & Oct. 2023 Meeting Minutes, Karen N seconded the motion, and the motion was approved unanimously.

Manager's Report:

- Joy reviewed the Budget Vs. Actual with the board.
- Joy presented the recent violations she has addressed, asked for some direction, and explained that until we approve updated policies, we are limited on some enforcement. She presented 8 or the 9 needed policies to the board, and explained she will be finishing the last policy and a Rules and Regulations document for the board approval in the coming months.
- Landscaping Update:
 - WD Yards suggested that we install a relief valve in the retention pond to help drain the system when there is a main line break. They estimate it to cost about \$800-\$1,500. Randy motioned to approve this expense. Gayle seconded it, and it was approved unanimously.
 - Discussion took place about the irrigation shut-off switch. After some discussion the board decided to keep the switch for now.
 - Joy explained that the manhole next to the irrigation ditch needs cleaned out. WD Yards can complete this for \$350. The board directed Joy to contact the ditch company to see if they would clean it out, and if not to have WD Yards complete it. **Future Note: The ditch company cleaned it out.*
 - The board instructed Joy to reach out to Bob, the neighbor to the east of Fall Valley to continue the cohesive relationship we have enjoyed.

Fence, Other Improvement & Assessments: Joy presented the fence bids to the board. The board asked for her to obtain a bid from Taylor Fencing to just complete the 25 ½ Road section for now.

Other Questions

- Signs for Park?: Joy asked if we should install additional signs in park. The board determined that at this time there are enough signs.
- Picnic Table with Rusty Leg: The board instructed Joy to have the picnic table removed. The plaque should be moved to the other table, if possible.
- Will has asked if Fall Valley would be willing to give him the 20+ year old edger in the pump house that hasn't been used in forever. The board decided this was fine since it needed work, was very old, and provided no benefit to the HOA.

Annual Homeowners Meeting: The board determined that the annual meeting will be on August 20th, at 6pm, at Central Library. Joy will send out the meeting notice, as well as the proxy forms.

Additional Comments or Concerns

- Karen N expressed her concern about the dogs running loose at the park. Some are aggressive, and also this leads to poop not being picked up. All are public health and safety concerns. She explained that Animal Control can be notified. Joy will communicate the rules to the owners, as well as provide the Animal Control information.

Adjournment: Randy motioned to adjourn the meeting at 9:25. Gayle seconded the motion, and the motion was approved unanimously.