



Board Meeting Minutes - Unapproved
February 20, 2025
637 Shadowood Ct.

Meeting Called to Order at 6:18 pm

Board Members Present: Randy, Karen C, Karen N

Manager Present: Joy Zeller

Approval of Agenda: Gayle motioned to approve the agenda, Karen seconded it, and the agenda was approved unanimously.

Approval of September 2024 Meeting: The board reviewed the meeting minutes. Randy asked Joy to start obtaining board signatures on the meeting minutes. Joy agreed. Gayle motioned to approve the minutes, Karen seconded the motion, and the motion was unanimously approved.

Manager's Report:

Budget Vs. Actual Report – Joy reviewed the report with the board.

- American Family Insurance is dropping all HOAs, so we will have to find another carrier. All other carriers were about double in cost, so we will likely go over budget this year for insurance.
- Randy has given Joy QuickBooks access, so she will be converting ownership accounts over to QuickBooks. Randy also asked her to provide Gayle with a login.
- Randy asked Joy to move Capital Improvements under Operating Expenses, since we aren't separating the income into operative and non-operating income.
- Randy asked Joy to rename the savings account as "Reserve Account".

Violation Report – Joy reported that there are 19 active violations, but the great majority are trash cans. There are only 2 serious violations. With the recent approval of Policies & R&Rs, Joy gave homeowners until spring 2025 to either remove RVs or to add a fence/gate to store RVs behind. That deadline is coming soon.

629 Gold Leaf Ct – Joy reported that she has spoken with a lawyer about the shed. Discussion took place about the different options the HOA could take. Randy made a motion to hire Divergent Properties LLC to take the necessary actions to take this owner to small claims court to obtain a judgment to have the shed removed. Gayle seconded the motion, and the motion was approved unanimously. Joy will send the board an amendment to the management contract to include the extra work to take this owner to court. Joy was also asked to present the board with possible verbiage to address shed size and placement.

Fence Project & Planning for Future: Discussion took place about the HOAs lack of funds to be able to complete the 25 ½ Road Fence Project. We need \$10,000 more, and we only have about \$10,000 in our account. Even with the increase in 2025 assessments, completing the project before 2026 would potentially leave the HOA in a precarious financial position. After some discussion, the board instructed Joy to send a survey to all homeowners to see if the members would rather:

- Receive a special assessment of \$100/Lot
- Obtain a Line of Credit Loan for \$10,000
- Wait until we have enough funds

WD Yards 2025 Contract: Discussion took place about the 2025 lawncare contract and the additional \$4,500 in expense. The board instructed Joy to contact WD Yards to see if we can maintain the 2024 contract price.

Updates to Covenants, Bylaws & Articles of Incorporation: Discussion took place on when and how to present the amendments for these 3 governing documents. It was decided that it will be presented via electronic ballot, and in conjunction with the annual meeting. Joy will present the first drafts of these documents for the board review within the next few weeks.

Enforcement Policy Edit: A homeowner suggested that the reference to “Unit(s)” in the Enforcement Policy be changed to “Lot(s)”. Randy made a motion to make this change to the policy, Karen seconded the motion, and the motion was approved unanimously. Randy signed the amended policy, and Joy will post it on the website.

ACC Process: There was some discussion as to exactly what the HOA is and isn’t allowed to govern regarding changes within a Lot. Joy will reach out to Altitude Law for clarification.

Annual Meeting: The board decided that this year’s annual membership meeting will be April 8th @ 7:00 pm, to allow enough time to distribute the proposed governing document amendments, but before summer maintenance. The board agreed that as part of the proposed Declaration amendment, to annual meeting will be scheduled in March.

Additional Comments or Concerns:

- Joy presented the board with an owner concern about a tractor stored in a back yard area. The board agreed that the owner needs to re-install the gate, but that the tractor was not in violation of the governing documents.
- Gayle mentioned that another decision has been made regarding HOAs and the BOIR (Beneficial Ownership Information Report). Joy said she would investigate it and ensure the HOAs compliance.

Adjournment: The meeting was adjourned at 7:59 pm

Meeting Minutes Submitted by Joy Zeller on February 27, 2025.

We, the undersigned, serving as the President and Secretary of Fall Valley Homeowners Association, do hereby certify that these meeting minutes were approved by a majority of the board members at the _____ board meeting.

By: _____

Randy Miller, President

By: _____

Karen Crispen, Secretary