

FALL VALLEY BOARD MEETING MINUTES
January 12, 2026 at 637 Shadowood Ct.

Meeting Called to Order at 6:16 pm

Board Members Present: Randy, Karen C, Gayle, and Ron

Manager Present: Joy

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

Approval of August 8, 2025 Meeting Minutes: Ron motioned to approve the August 8, 2025 Meeting Minutes, Karen seconded the motion, and the minutes were approved unanimously.

2025 EOY Report: The 2025 Budget Vs. Actual was reviewed and discussion took place. Joy was asked to show the Capital Improvement project separately from the operating expenses.

2026 Landscaping Contract: The board discussed irrigation and landscaping. Joy will reach out to multiple landscape companies to obtain bids for the 2026 season.

25 ½ Rd Fencing Project: We have paid for the fence construction completely. We still need to finish staining, which can be done this spring. Joy was instructed to contact Odd and Ends Handyman Services to complete the staining as well as coordinate fence repairs on F ½ Rd.

2026 Budget: The board discussed the 2026 budget. Gayle motioned to approve the 2026 budget with the following changes to the proposed budget: increasing the lawn care contract to 25,000, Decrease Common Element Maintenance to \$3,000, Decrease Reserve Contributions to \$5,000, and adding a separate line item for Capital Improvement (completion of 25 ½ Rd Fence) for \$3,000. Ron seconded the motion and the 2026 budget was approved unanimously.

2026 Meeting Dates:

August 11: Board Meeting

September 22 – Tentative Annual Membership Meeting

Other Discussion Items:

- The board asked Joy to forward them any HOA board member education opportunities.
- Discussion took place about communication with the owners at 637 Hunter Creek Rd.

- The irrigation inlet line in the middle of the pond may be disconnected due to air in the coupler. We may need to drain the pond at the end of the 2026 season.
- Irrigation education and scheduling to be included in spring newsletter and new owner welcome packets.

Adjournment: The meeting was adjourned at 8:19 pm.

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 Date

By: _____
Karen Crespín, Secretary Date