



**Board Meeting Minutes  
September 5, 2024  
637 Shadowood Ct.**

**Meeting Called to Order** at 6:11 pm

**Board Members Present:** Randy, Karen C, Karen N

**Owners Present:** Justin Garcia

**Manager Present:** Joy Zeller

**Approval of May 2024 Meeting:** The board reviewed the meeting minutes. Karen N motioned to approve the minutes, Karen C seconded the motion, and the motion was unanimously approved.

**25 ½ Rd Fence:**

- Justin reviewed his bid with the board. For the \$20,000 budget for 2024, about ½ of 25 ½ Rd will be able to be completed. He would complete 3 houses. Discussion took place about metal vs. cedar posts. It was decided that we will use cedar posts. Discussion took place about staining. It was determined that the HOA will wait to stain the fence for about 6-12 months to allow the fence to cure.
- Joy will be working to communicate with the homeowners to ensure dirt or any other items that may have been up against the fence. It will be important that the HOA ensures that in the future owners do not place dirt or other items against the fence.
- Discussion took place about the bid and making sure the cost of installation is comparable to the other bids. The presented bid was lowered to be comparable. Joy will calculate the square footage for each bid to ensure we make our decision based on the same comparable.
- Discussion took place about whether any parts of the current fence could be kept, since some posts were replaced recently. It was determined that if there are posts that are new within the past few years, we may be able to keep them.

**Policies and Rules and Regulations:**

- The board worked through the 9 presented policies. The board approved all policies with unanimous approval, except the Collection Policy because Randy wanted to review it more carefully before approving it.
- Joy and the board worked through the draft of the Rules and Regulations and the board presented their desired changes. Joy will present the updated version to the board for approval once she makes the changes.

**Property With Unapproved Shed and Fence Removal:**

- It was brought to the attention of the HOA that there is an owner who has removed their front fencing, as well as constructed a large 16x8 foot shed that is about 3 feet of the west property line. Discussion took place. Joy was instructed to contact city code enforcement about the shed and trailers being stored in the front area. Joy was also instructed to send a notice to the owner that they did not follow the ACC requirements and must do so now.


**Additional Comments or Concerns:**


There were no additional comments or concerns.

**Adjournment:** The meeting was adjourned at 10:25pm

Meeting Minutes Submitted by Joy Zeller on September 5, 2024.

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 February 20, 2025 board meeting.

  
By: Randy Miller (Mar 19, 2025 18:44 MDT)  
Randy Miller, President

  
By: Karen Crespin (Mar 1, 2025 21:18 MST)  
Karen Crespin, Secretary


# Board Meeting Minutes - September 5, 2024 (1)


Final Audit Report


2025-03-20


Created:	2025-03-01
By:	Joy Zeller (DivergentPropertiesHelp@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAkSI22czDJLSzcpKmXDHaEO2aKq8zkev


## "Board Meeting Minutes - September 5, 2024 (1)" History

 Document created by Joy Zeller (DivergentPropertiesHelp@gmail.com)  
2025-03-01 - 6:11:36 PM GMT


 Document emailed to Randy Miller (randy@circondo.com) for signature  
2025-03-01 - 6:11:40 PM GMT


 Document emailed to Karen Crespín (akac485@gmail.com) for signature  
2025-03-01 - 6:11:40 PM GMT

 Email viewed by Karen Crespín (akac485@gmail.com)  
2025-03-02 - 4:16:28 AM GMT

 Document e-signed by Karen Crespín (akac485@gmail.com)  
Signature Date: 2025-03-02 - 4:18:40 AM GMT - Time Source: server

 Email viewed by Randy Miller (randy@circondo.com)  
2025-03-20 - 0:43:53 AM GMT

 Document e-signed by Randy Miller (randy@circondo.com)  
Signature Date: 2025-03-20 - 0:44:13 AM GMT - Time Source: server

 Agreement completed.  
2025-03-20 - 0:44:13 AM GMT