

**Unapproved Minutes of the April 8, 2025 Membership Meeting
Fall Valley Homeowners' Association**

In Attendance

Board Members: Randy, Gayle, & Karen C

HOA Manager: Joy

Homeowners: See Sign-In Sheet Filed with HOA (29 Units Present – 49 units represented)

Proxies: See Proxy Doc Filed with HOA

Call to Order:

Randy called the meeting to order at 6:03 pm

Introduction of Board Members: The board, property manager, and ACC members introduced themselves.

Review and Approval of 2024 Meeting Minutes

- The owners reviewed the 2024 meeting minutes. Dick H. motioned to approve the minutes, Karen seconded the motion, and the minutes were approved unanimously.

Manager's Report

- Joy reviewed the Profit and Loss Report, as well as the Balance Sheet. The HOA completed 2/3 of the 25 ½ Road fence project but does not have the funds to complete it at this time. Our current account balance is \$17,408.78
- HOA Education: Per CCIOA, HOAs are required to provide education annually to members. This year the HOA has placed a link to Altitude Community Law's free online classes. You can find this information at an online class on our website at: <https://fallvalleyhoa.org/meetings>

Common Area Improvement Update

- Fencing: Randy explained that the HOA has completed \$20,000 worth of fence replacement along 25 ½ Rd. We need \$10,000 more to complete this fencing section, plus about \$5,000 to stain and protect the new fence. Discussion took place about having community members help with staining. Discussion took place about how to fund the rest of the project. About 70% of owners who completed the online survey were in favor of having a special assessment but allowing owner to make payment if needed. A special meeting is needed to approve a special assessment of \$100/unit to complete the fence. The HOA will be proposing that we remove the requirement of the HOA maintaining the F ½ Rd fencing since this is not an esthetic benefit to the community, as a whole.

Additional Discussion

- Owners brought up desired improvement and maintenance projects. The board and Joy explained that they will do their best to address these items, while balancing the lack of funds:
 - Irrigation heads along 25 Rd – Overspray
 - Sidewalk in park lifting in areas

- Private HOA sign at the park entrance
- Siding on pump house (sprinklers spraying)
- Sprinklers spraying mailboxes
- Streetlights going out
- Painting front sign

Governing Document Updates

- Joy explained that the HOA board has approved the 9 required HOA policies per CCIOA (Colorado Common Interest Ownership Act), as well as Rules & Regulations.
- The HOA will be presenting 3 member-approved governing document amendments to review and vote on. These include: The Declaration of Covenants (67% approval needed), The Articles of Incorporation (75% approval needed), and the Bylaws (50% approval needed).

Board Positions

- Randy, Gayle, and Karen were willing to continue serving on the board. Ron H. offered to also serve on the board. Darline motioned to appoint all four members as board members. Karen seconded the motion and the motion was approved unanimously.

Adjournment: Karen motioned to adjourn the meeting at 7:38pm, Dick seconded the motion and the meeting was adjourned at 7:38pm.