

FALL VALLEY BOARD MEETING MINUTES
August 8, 2025 at Four Winds Coffee Shop – 1235 Bookcliff Ave.

Meeting Called to Order at 6:09pm

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

HOA Members Present: Shawn G, Jason H, and Trish H

Manager Present: Joy

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

Approval of February 2025 Meeting Minutes: Karen motioned to approve the February 2025 Meeting Minutes, with one spelling correction to Karen's last name, Ron seconded the motion, and the minutes were approved unanimously.

25 ½ Rd Fence Staining: Discussion took place about what needs to be done to move forward with the staining of the 25 ½ Rd Fence. Joy will reach out to a few owners who have really nicely stained fences, and will reach out to the board members with that stain information for a final decision on the type of stain the HOA will use. Randy made a motion for Joy to schedule a community work day, to stain the fence. Gayle seconded the motion and the motion was approved unanimously.

Manager's Report: Joy did not go over the manager's report items, but rather provided them to the board for review.

Updates to Covenants, Bylaws, & Articles of Incorporation: The board and Joy went through the three documents, discussing and making the following decisions:

- Quorum will be at 30%
- The required approval percentages presented in the documents, for maximum assessments, special assessments, borrowing money, CC&R updates, Bylaw updates, & Articles of Incorporation updates will be as presented in the drafts.
- Condense Article IV, Section 8, since the majority of this section is addressed in the Collection Policy.

Karen made a motion to approve the Covenants, Bylaws, and Articles of Incorporation as presented, with the mentioned changes, and to move forward to sending them to owners, for approval. Gayle seconded the motion, and the motion passed unanimously.

Adjournment: The meeting was adjourned at 8:27.

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 January 12, 2026, board meeting.

By: 
Randy Miller (Feb 11, 2026 22:53:25 MST)

By: 
Karen Crespin (Jan 15, 2026 07:26:52 MST)

Randy Miller, President

Karen Crespin, Secretary

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Final Audit Report

2026-02-12

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