

Minutes of the September 22, 2026 Membership Meeting Fall Valley Homeowners' Association

In Attendance

Board Members: Randy, Gayle, & Ron

HOA Manager: Joy

Homeowners: See Meeting Sing-In and Proxy Forms Doc, Filed with HOA (26 Units Present – 55 units represented)

Call to Order:

Randy called the meeting to order at 6:11 pm

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

Review and Approval of 2025 Meeting Minutes

- The owners reviewed the 2025 meeting minutes. A correction was pointed out to correct 25 ½ Rd. Scott B. motioned to approve the amended minutes, Karen H. seconded the motion, and the minutes were approved unanimously.

HOA Education: Members can go to <https://fallvalleyhoa.org/meetings> to access free webinars from Altitude Law, in regard to HOA education. If owners don't have a computer, Joy is happy to come to their house to provide some education.

Manager's Report

- Joy reported that, to date in 2026, the HOA has received 17 Architectural Control requests, with 16 approved. There have been 36 violations, 21 of which have been resolved. The most common violations involve trash cans, trailers parked in driveways, and weeds, lawn or tree maintenance. Most violations are resolved quickly following a friendly reminder.
- There are currently five past-due accounts. Three are related to unpaid 2026 assessments, while two have larger outstanding balances.
- Josh G. addressed the Board regarding the HOA's handling of a shed that was constructed without prior ACC approval and subsequently required to be removed. Discussion followed. Scott B. moved to conclude the discussion. Karen H. seconded the motion. The motion passed.

2026 Budget Vs. Actual

- The HOA is in a much stronger financial state than prior years.
- We have saved about \$6,000 on our lawn care contract by switching to Lush Green, as well as much more reasonable irrigation invoices. Owners, board, and management expressed their satisfaction with the new service.
- Clams have been a large issue this season due to the warmer winter. The HOA is going to do some pond maintenance this winter to help with this issue.

- The total HOA account balances as of Dec. 2025 were about \$4,200. As of Aug. 31, 2026, they were about \$25,250.
- Other Items Discussed:
 - The pond is growing and trees are getting closer to the pond. HOA will investigate.
 - Additional pond maintenance will be investigated, such as dredging and creating a concrete barrier to keep most sediment mud in one area for easier dredging.
 - There has been a baby bear sighting. Try to pull your trash cans out the morning of pick-up if possible.
 - There is graffiti on utility boxes and doggie stations. Excel and our maintenance guy will address this.
 - Front Sign: A few owners said they would repaint.
 - Private Property Signs: An owner said he would install once purchased.

Presentation of the 2027 Budget: The 2027 budget was presented. Assessments are not increasing. We are adding \$5,000/year to our reserve account for future capital improvement needs.

Additional Discussion

- An owner asked about irrigation water vs. domestic water. Most houses are on irrigation water, fed from our pond. A few houses did not tap into the irrigation system when they were built or removed the connections later. The HOA has 36 water shares.
- An owner asked about barking dogs. It was recommended that owners try to resolve it with their neighbor first. If that does not resolve it, it is recommended to contact the city, or HOA. Both will need evidence to enforce.
- An owner asked about trees hanging over sidewalks or dying trees. If you see a tree that is dying or becoming an obstacle to a right-of-way, please contact the HOA.

Adjournment: Darlene motioned to adjourn the meeting at 7:26pm, Karen seconded the motion and the meeting was adjourned.

I, the undersigned, serving as the President of Fall Valley Homeowners Association, do hereby certify that these meeting minutes were approved by the members at the TBD, 2027, meeting.

By: _____

Randy Miller, President