

## **Minutes of the August 20, 2024 Membership Meeting Fall Valley Homeowners' Association**

### **In Attendance**

**HOA Manager:** Joy

**Board Members:** Randy, Gayle, Karen N, & Karen C

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

**Proxies:** See Proxy Doc Filed with HOA

### **Call to Order:**

Randy called the meeting to order at 6:11 pm

**Introduction of Board Members:** The board and property manager introduced themselves.

### **Review and Approval of 2023 Meeting Minutes**

- The owners reviewed the 2023 meeting minutes. Scott B motioned the approve the minutes, Karen H seconded the motion, and the minutes were approved unanimously.

### **Board Positions**

- Joy explained that the board positions are voted on annually, and the votes are required to be by secret ballot.
- Scott motioned to nominate the current board members for a new term. Leslie seconded the motion, and the motion was approved unanimously.
- There were no other nominations. The members submitted their ballots at the end of the meeting. After counting the votes after the meeting, the current board will serve another term. Ballots filed with HOA.

**ACC & Other Positions:** Joy explained that the HOA is looking for 3 volunteers to be on the ACC Committee. The HOA is also looking for anyone who would like to help coordinate fun community events. There was a sign-up sheet that owners could indicate their interest.

### **Manager's Report**

- **The First 9 Months in Fall Valley:** Joy thanked the members for their patience during the transition of the past year.
- **Financial Reports:**
  - Assets & Reserves: Joy reviewed the financial status of the HOA from 2022-2024. The HOA has opened a separate reserve account, and the balance is \$19,348.22. There was a question on whether the HOA is required to have a reserve account and study. Joy explained that we are not required to have either per CCIOA, however we are required to have a Reserve Policy, which is drafted and will be voted on by the board very soon.
  - Budget Vs. Actual Report: Joy reviewed the current year's financials and explained certain line items. The HOA transferred \$14,235.83 from the operating account to the reserve account. The current balance of the reserve account is \$19,348.22 and the operating account is \$32,586.71.
- **HOA Education:** Per CCIOA, HOAs are required to provide education annually to members. This year the HOA has placed a link to an online class on our website at: <https://fvhoa.org/meetings>.

### **Common Area Updates**

- Fencing: Randy explained that the board reviewed 4 bids for the 25 ½ Rd / F1/2 Rd fence project. All bids were around \$100,000, which the HOA does not have the funds to cover. The HOA plans to complete \$20,000 worth of fence replacement in 2024, \$10,000 in 2025, and then reevaluate. The HOA does not want to have a special assessment if possible. A question was raised about why the HOA is responsible for this fencing. Randy explained that it is required per our covenants, which were amendment by the Declarant to include this maintenance. Discussion took place. The HOA may present a covenant amendment to the members for vote, to see if the members want to removing part of F ½ Rd fencing responsibility. There was also some question as to whether some of the fence on the north side really is included in this amendment. There was agreement that maintaining 25 ½ Rd does help Fall Valley's visual appeal. Mickey made a motion for the board to reconsider having Justin Garcia complete the fence project. Jim and Donna seconded the motion, and the members voted unanimously in favor. Metal posts will also be reconsidered since cedar post prices have risen.
- Irrigation: Randy explained the reasons we have had additional irrigation issues this year. These included the system getting older, as well as adjustments to the auto-shutoff. After troubleshooting, the system is running better. The HOA will not install or change the current system for now.

### **2025 Budget**

- Joy presented the 2025 Proposed Budget: The main changes were:
  - The HOA is increasing the assessment by \$35/year to \$400/year. Although nobody likes increasing assessments, the HOA is not currently keeping up with their required responsibilities and wants to avoid a special assessment for the members.
  - The HOA is increasing Postage to \$300, License/Registration Fee to \$600, Irrigation Fees to GVIC to \$1,000, Common Element Maintenance to \$1,500, and Online Monitoring to \$800.
  - The HOA is including 10% reserve contributions per year to be transferred from the operating account/budget to the reserve account/budget.
  - The HOA is budgeting \$10,000 to capital improvement/fence replacement.

### **Governing Document Updates**

- Joy explained that the HOA wanted to present covenant and bylaw updates to the members to vote on at this meeting, but they are not ready to present, and the HOA doesn't want to rush this process. The HOA will be presenting these for vote before the next annual meeting.
- The board will be meeting within the next few weeks to review and approve 9 required policies, per CCIOA, as well as Rules and Regulations, which will make it easier for owners to know what is expected within the HOA.


### **Other Topics or Items of Concern**


- It was suggested that the HOA look into possibly xeriscaping the strip of grass along 25 ½ Rd. The city may have funds to help with this. Joy will investigate it.

- It was brought up that the neighbor to the east of Fall Valley is clearing out trees along the property line. It is believed he is doing this for fire prevention. He may be considering moving his fence, which is his right to do.
- It was brought up that some of the trees in the HOA parks are beginning to die. It is likely Ash Borer and there isn't a good treatment to save them. Unfortunately, the HOA will eventually have to cut them down.
- There was a question as to when the fiber optic internet was going to be available. Multiple members have it connected to their houses and believe it will be any time. It was noted that this service is about half the cost of regular internet and about twice as fast.
- It was brought up that the mailbox bases are starting to deteriorate. Joy will contact the post office to see if they will replace or maintenance them.
- Jim and Donna announced they will be hosting a block party for the community in September and will have karaoke. More information to come.
- It was brought up that more people are moving into the area and using our private park. It was suggested that more signs are installed, notifying people that it is not a public park.
- It was brought up that there are multiple trash companies servicing Fall Valley, which means trash cans are out and trucks are driving through throughout the week. Joy will look into encouraging owners to use a single service provider.

**Adjournment:** The meeting was adjourned at 7:48pm.

We, the undersigned, serving as the President and Secretary of Fall Valley Homeowners Association, do hereby certify that these meeting minutes were approved at the April 8, 2025, annual membership meeting.

By:   
 Randy Miller (Jul 1, 2025 16:29 MDT)  
 Randy Miller, President

By:   
 Karen Crispin (May 16, 2025 19:00 MDT)  
 Karen Crispin, Secretary


# 2024 - August Annual Meeting Minutes (1)


Final Audit Report


2025-07-01


Created:	2025-05-14
By:	Joy Zeller (DivergentPropertiesHelp@gmail.com)
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