

**FALCON HEIGHTS CONDOMINIUM ASSOCIATION  
BOARD MEETING MINUTES**

**Thursday, January 12, 2023  
FHCA Community Center, Westbrook Drive, Klamath Falls, OR**

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**I. Call to Order @1802**

1. Roll Call
  - A. Tony Anghinetti - Present
  - B. Tracey Coon - Present
  - C. Kelly Fry - Absent
  - D. Robert Mulcare - Present
  - E. John Stanton - Present
  - F. Richard Starkey - Absent
  - G. Mark Teel - Present

**II. Consent Agenda**

1. January 12, 2023, Agenda Items
2. Board Meeting Minutes: November 10, 2022
3. Reserve Study approved 14 Dec, 2022
4. FHCA Account Signers approved 23 Nov, 2022.
  - A. Approved signers: Anthony Anghinetti, Robert Mulcare, John Stanton
5. Robert moved to approve consent, Tony seconded, move passed unanimously.

**III. Old Business**

1. Monthly Review of FHCA Budget & Expenditures - Samantha Mitchell
  - A. December 2022 profit, \$26,262.53. Community hall rented at \$400 for December.
  - B. Profit/Loss for 2022, \$662,011.95. Total expense, \$403,639.77. Net income, \$259,687.18.
  - C. Four remaining accounts are being sent for collection, all other delinquent accounts are in a payment plan.
2. Election Procedure - John Stanton
  - A. Six positions open, and those running for board elections are allowed time in New Business, number 5.
  - B. Ballots will be ready to send to homeowners on Friday, 13 Jan.
    - i) Ballots include the resolution showing the board increasing to 9 positions.
3. Gate Control System - Tony Anghinetti
  - A. The contract was signed in November. The contractor has received all parts except the metal pedestal for the control panel. Once that arrives, the installation can happen.

**IV. New Business**

1. FHCA & FHWSO Business Relationship - Tony Anghinetti
  - A. Robert Mulcare will serve as FHCA liaison to interface with FHWSO.
2. FHCA-provided utilities - overdue accounts - Tony Anghinetti

- A. Bylaw section 7, a.b.c.d., options for FHCA to take action towards homeowners not paying FHCA assessments, i.e., garbage, water supply.
- 3. Reserve study site visit - Robert Mulcare/Tony Anghinetti
  - A. Reserve Study Group, contract signed, Portland-based company, the specialty is HOA assessments. Operations, financials, and obligations of FHCA for capital expenses. Reserve study required by ORS annually. The contract is written for three years, with an annual assessment. The 3-year contract totals \$8,475.
  - B. The company will be on-site on January 24th. Tony and Robert will escort company representatives through the property to begin the initial assessment. Report expected by April or May. The report will detail what FHCA needs to focus on, i.e., financials, capital expenses, property improvement/repair, etc.
- 4. FHCA Annual Meeting
  - A. Bylaws state an annual meeting will be held on the first Tuesday of February.
  - B. Previous boards have not held an annual meeting. A resolution was mentioned, but the documentation is unavailable.
  - C. The next annual meeting will be on February 7.
  - D. Robert moved to table discussion, Tony seconded, move passed, and tabled for later in the meeting.
  - E. Robert moved to set the annual meeting on Thursday, Feb 9. At 6p before the regular board session, John seconded, move passed unanimously.
- 5. Board Candidate Presentations
  - A. John Stanton
  - B. Mark Teel
  - C. Virginia DeLong
  - D. Dave Tatge
  - E. Tyse Dodds

## **V. Committee Updates**

- 1. Park and Maintenance - Mark Teel
  - A. Issues in the park need to be addressed by Spring. Will schedule a date to meet at a later time.
- 2. Community Center - Samantha Mitchell
  - A. Bookings are already through Christmas 2023. The rental and deposit program is working well. Renters take care of the property while renting.
- 3. RV Lot - Tony Anghinetti
  - A. Four spots are available for rent, and two on the waiting list have accepted two of the spots. A contract is drafted for agreements between FHCA and renters. The current rate is \$20 per month.
- 4. Events - Sandra Anderson
  - A. Saturday, biscuits and gravy, \$10 per person. Valentine's Day dinner, \$10 per person. St. Patrick's potato bar, still planning.

## **VI. Falcon Heights Water & Sewer District**

1. Tank project moving forward, draft proposal back from the engineers. Looking to finalize in March and move forward with funding.
2. The new septic grinder is to be installed in March.
3. Preparing a new reading device and data logger for the fresh water tank to automate and alert tank level readings. The device will expedite water conservation messaging to avoid running out of fresh water in drought conditions.
4. Flushing of sewer lines throughout the community—lateral lines (east/west lines), should be flushed yearly, but has not been done. Working with contractors to flush pipes. If lines need repairing, slip lines will be installed.
5. Water testing was completed at the end of 2022, and all reports were good—no concerns with the fresh water source.

**VII. Public Comments and Other Matters**

1. Roofs comment, part of the reserve study to help guide us to start replacing roofs.

**VIII. Agenda Items for Next Board**

1. Next Meeting Date: **February 9, 2023, @ 6p**

**IX. Adjournment**

1. Adjourn the regular session and move to the executive session.
  - A. John moved to adjourn the regular session and move into the executive session, Tony seconded, move passed unanimously. The regular session adjourned at 1859.