

**FALCON HEIGHTS CONDOMINIUM ASSOCIATION
MEETING MINUTES FOR 2023 ANNUAL BOARD MEETING**

**Thursday, February 9, 2023
FHCA Community Center, Westbrook Drive, Klamath Falls, OR**

I. Call to Order @1804

1. Roll Call Current Board of Directors
 - 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. February 9, 2023, Agenda Items
2. Board Meeting Minutes: January 12, 2023
3. Robert moved to approve, John seconded, move passed unanimously

III. Proof of notice of meeting or waiver of notice

1. FHCA Resolution 2023-001
2. Resolution read by Robert Mulcare. Robert moved to approve resolution stating there is not a quorum for the 2023 annual meeting, John seconded, move passed unanimously.

IV. Reading of minutes of preceding meeting

1. Meeting minutes provided to all attendees of the public meeting.

V. Reports of officers

1. Chairman - Tony Anghinetti
 - A. State of the Association 2023 read by Tony Anghinetti. Attached with meeting minutes.
2. Secretary - Tracey Coon
 - A. Nothing significant to report.
3. Treasurer - Robert Mulcare
 - A. Report provided regarding improved management and transparency between FHCA Board of Directors and community members. \$29,363 accounting discrepancies discovered while under SoCo Development management. Consulted attorney and law enforcement. Law enforcement response requires solid evidence in order to move forward with an investigation.

VI. Election of directors

1. Election Results
 - A. John Stanton - 61

- B. Dave Tatge - 61
- C. Mark Teel - 61
- D. Virginia DeLong - 55
- E. Tyse Dodds 53
- F. Judy Howe - 53
- 2. The resolution to increase the Board of Directors from 7 seats to 9 failed due to low voter turnout.
- 3. John Stanton and Mark Teel will remain in their seats following votes. Dave Tatge and Virginia DeLong are seated as new directors, each for a two-year term.
- 4. Election of Officers
 - A. Robert Mulcare moved to propose to elect Tony Anghinetti to serve as the Chairman for 2023, John Stanton second, move passed unanimously.
 - B. Robert Mulcare moved to appoint Sam Mitchell as Secretary as a non-voting member, will not sign FHCA checks, Mark Teel seconded, move passed unanimously.
 - C. Tony moved for Robert Mulcare to serve as the Vice Chair, John seconded, move passed unanimously.
 - D. Tony moved for John Stanton to service as Treasurer, Robert seconded, move passed unanimously.
- VII. Robert moved to adjourn the annual meeting and move into the regular session at 1855. John seconded, move passed unanimously.
- VIII. Regular session resumed at 1855.

IX. Old Business

- 1. Monthly Review of FHCA Budget & Expenditures - Samantha Mitchell
 - A. Sewer lines repair in January at \$5000. Revenue up approx. \$9K compared to this time last year.
- 2. Past Due Collections and Disconnection Procedures
 - A. Statement provided by Samantha Mitchell, statement attached with meeting minutes.
 - B. Neutral third-party to install locks on water service, County code enforcement notified of home with no running water, County Code will condemn the property.
- 3. Landscaping Bids
 - A. Contract written for grounds care and mowing contract, not landscaping, irrigation, fertilizer, or herbicide application. The additional services will be separate contracts for better management of paid services.
 - B. Contract written for 3 mowing seasons, starting Spring 2023, ending in Fall of 2025. All candidates must apply with all applicable ORS, and must be bonded and insured.
 - C. Four bids received and the selection will be made during the executive session.
 - i) M & T Enterprise
 - ii) Basin Landscaping
 - iii) Green Scape
 - iv) Home Maintenance LLC

4. Gate Control System - Tony Anghinetti
 - A. Four new bollards installed to prevent the gate being hit while open.
 - B. Superior Fence is prepping installation of the control module and cameras.

X. New Business

1. CD Investments - John Stanton
 - A. Recommendation, brokered CDs, goal is net 4%, at 6/9/12/15 tiered months.
2. Strategic Meeting - Feb 25th
 - A. Per Bylaws, executive session for open discussion with new board members.
3. State of the Association
 - A. Covered in reports from the officers.
4. Falcon Heights Birthday Party - Monday, Feb 27th
 - A. Cake and ice cream available at the FHCA office for birthday celebration.

XI. Committee Updates

1. Park and Maintenance - Mark Teel
 - A. Nothing to report.
2. Community Center - Samantha Mitchell
 - A. 2 bookings for February. Feb 14th dinner with events committee.
3. RV Lot - Tony Anghinetti
 - A. 3 spots available, 2 issues working to address: 1) boat needed to be removed, 2) RV or trailer with the bottom failing out.
4. Events - Sandra Anderson
 - A. Valentine Dinner on Tuesday the 14th.

XII. Falcon Heights Water & Sewer District

1. Mrs. DeLong provided an update on previously discussed items. Nothing significant to report.

XIII. Public Comments and Other Matters

1. Public request: send info to homeowners sooner, specifically annual dues notice and payment coupons.

XIV. Agenda Items for Next Board

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

XV. Adjournment

1. Adjourn the regular session and move to the executive session.
2. Tony moved to adjourn regular session and move into executive session, John seconded, regular session adjourned at 2011.