

**FALCON HEIGHTS CONDOMINIUM ASSOCIATION
MEETING MINUTES BOARD MEETING**

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

Call to Order @1805

1. Roll Call Current Board of Directors

Tony Anghinetti - Present

Tracey Coon - Present

Virginia Delong-Absent

Robert Mulcare - Present

John Stanton - Present

Mark Teel - Present

Consent Agenda

1. March 9, 2023, Agenda Items
2. Board Meeting Minutes: Feb 9, 2023
3. Robert moved to approve, John seconded, move passed unanimously

Reports of Officers

1. Treasurer – John Stanton

Report of current financial status of the HOA and update regarding the investment CDs placed with Molatore Wealth Management, the current accounts receivable status and overall expenditures and oversight of the Board and Managing Agent in regards to the financial matters.

2. Secretary – Samantha Mitchell

Review of current financial statements with explanations of income and expenditures. Reports attached to meeting minutes

3. Chairman-Tony Anghinetti

Update regarding landscaping contract with Simply Green Landscaping for the 2023 to 2025 season. Report on new fence for the front of the neighborhood contracts out to bid. Rocky Mountain is still under contract for the crack sealing and will start once the weather improves. Superior Fence gate project is continuing as weather permits. Showed a video presentation of the new gate system. General discussion and questions answered regarding new security system with Board and Homeowners.

Old Business

1. Collection Efforts and Disconnections-Samantha Mitchell and Tony

Report regarding the disconnection of delinquent accounts. Board has purchased devices that enabled the Board to turn off water to homes that are delinquent and not under a current payment agreement. We sent out an independent contractor to hang 72 hour disconnect notices and then disconnected 4 homes in total. This resulted in 1 immediate payment, and 3 remain disconnected. Resulted in collection and payment arrangements for over 7k in past due accounts.

2. Damage to Home on Kincheloe-John Stanton and Samantha Mitchell

Met with Lance Lundlow of Klamath County Environmental Health regarding the condition and health hazards resulting to the water damage of the abandoned home. This house is owned by

HUD and although they are paying the current fees for the home, they are not accepting responsibility for the damage or repair. The concern is mold forming and negatively impacting the adjoining unit. Attempts have been made to reach out to HUD, the previous owners and their attorneys and we will continue to try to rectify this problem.

3. **Approval of 2023 Budget-John Stanton**

Motion to Approve Robert Mulcare, 2nd John Stanton. Approved. Copy to minutes.

New Business

1. **Rocking of Alleyways and Community Center- Tony**

Knife River submitted the best bid for the project. They will skim coat the alleys and fully rock the driveway and area around the Community Center.

2. **Technology Upgrades- Tony**

Big screen television and WIFI have been installed at the community center for community use and to increase use of the building. Installed thermostats, led light bulbs and street lights outside the community center. Installed new thermostat and LED bulbs at the office as well. Fixed the outside lights on the Fire Hall for security purposes.

3. **Resolution 2023-2 Adopting Assessment Collection Policy.**

Motion to approve by Robert Mulcare, Second John Stanton, Approved. Copy attached to minutes

4. **Discussion regarding Guidelines and Policies for Sub Committees-John Stanton**

Work will be going forward on a formal resolution that will be a mission statement for each committee, how they are structured and who they are answerable to.

Committee Updates

1. **Park and Maintenance - Mark Teel**

Nothing to report.

2. **Community Center - Samantha Mitchell**

Bookings are quiet at this time of year. But taking bookings into the summer

3. **RV Lot – Dave Tatge**

8 spots available, Gate sign is ordered and lighting improvements are under way

4. **Events – Peggy Roberts**

Report about ongoing events upcoming this spring. Free Potato Bar dinner on April 15th and a Community Potluck on May 13th. All events are free but the committee will be accepting donations and have a 50/50 drawing.

Committee is looking for more members

Falcon Heights Water & Sewer District

None

Public Comments and Other Matters

Community inquires about enforcing by law violations.

Agenda Items for Next Board

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

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.