

Falcon Heights Condominium Association
Board of Directors – Regular Meeting Minutes
Thursday, July 23, 2026

1. Call to Order

The meeting was called to order at 6:10 p.m.

2. Roll Call / Attendance

Board Members Present:

Bill Sharp (Vice Chair)
Bob Coon (Treasurer)
Dave Tatge (Director)
Jacob Aaron (Director)
Anthony Anghinetti (Chair) Present by Phone
Brent Hublitz (Director) Absent
Also Present: Samantha Mitchell, Managing Agent

Reports

1. A report was presented by Vice Chair Bill Sharp. (See attached.)
2. Financial Report: Presented by Treasurer Bob Coon. (See attached.)
3. Maintenance Report: Presented by Vice Chair Bill Sharp and Paul Monteith. (See attached.)
4. RV Lot Report: Director Dave Tatge reported two spaces available.
5. Administrative Report: Presented by Samantha Mitchell, Managing Agent. (See attached.)
6. Additional Maintenance/Landscaping Report: Presented by John Bellon. (See attached.)

Approval of Prior Meeting Minutes

The May 14, 2026 meeting minutes were presented for approval.

Bill Sharp made a motion to approve. The motion was seconded by Dave Tatge. Bob Coon and Anthony Anghinetti voted in favor. Jacob Aaron recused himself and submitted a statement explaining his recusal. (See attached.) The motion passed.

New Business

Board Vacancy – Greg Zoppetti

The Board acknowledged the resignation of Board Member and Secretary Greg Zoppetti following the sale of his home within Falcon Heights.

Vice Chair Bill Sharp proposed appointing Tom Franks to fill the vacancy for the remainder of Greg Zoppetti's term through the end of the year. Mr. Franks had been asked to serve but was unable to attend the meeting.

Bill Sharp made a motion to appoint Tom Franks. The motion was seconded by Bob Coon. The motion passed with all present voting in favor. Mr. Franks will be seated on the Board at the next meeting.

Phase 2 Roofing Project

The update regarding Phase 2 of the roofing project was tabled because Dallas Cummings, the contractor, was unable to attend the meeting.

Resolution 2026-006 – E-Bicycle, Motorized Vehicle and Recreational Vehicle Safety Protocol

Resolution 2026-006 was presented for consideration. (See attached)

Bill Sharp made a motion to approve. The motion was seconded by Dave Tatge. The motion passed unanimously.

Resolution 2026-007 – Document Request and Reproduction Policy/Fee

Resolution 2026-007 regarding the Association's document request and reproduction policy and associated fees was presented for consideration. (See Attached)

Jacob Aaron requested that the resolution be tabled and submitted a statement regarding his request. (See attached.) Chair Anthony Anghinetti raised a concern that Mr. Aaron's participation in the matter presented a potential conflict of interest because the policy under consideration related to a personal records matter involving Mr. Aaron. Following discussion, the resolution was tabled until the next meeting.

Homeowner Roof Request – 10533 Shilling

The Board reviewed the homeowner request concerning the roof at 10533 Shilling. (See attached.)

Bill Sharp made a motion to approve. The motion was seconded by Bob Coon. The motion passed.

Projector and Screen Request

The request to purchase a projector and projection screen for use at future Board meetings was withdrawn by the Managing Agent. No Board action was taken.

Homeowner Comments

Homeowners were provided an opportunity to address the Board. Discussion included concerns and questions regarding the Association's landscaping and roofing projects, and several homeowners expressed dissatisfaction regarding these matters. The discussion was at times contentious and voices were raised; however, homeowners wishing to address the Board were provided an opportunity to voice their concerns. No Board action was taken as a result of homeowner comments.

Next Meeting

The next regular meeting is scheduled for Thursday, September 10, 2026, at 6:00 p.m.

Final Adjournment

The meeting adjourned at approximately 8:30 p.m.

Opening Statement – Vice Chair

Good evening, everyone.

I'd like to call this meeting of the Falcon Heights Condominium Association Board of Directors to order.

Before we begin, I'd like to take a moment to review a few expectations to help ensure that tonight's meeting is productive, professional, and respectful of everyone's time.

The purpose of this meeting is to conduct the business of the Association. We welcome respectful discussion and homeowner participation when appropriate, but we ask that all comments remain relevant to the agenda item currently under consideration so that we can conduct the Association's business efficiently and fairly.

To help us accomplish that, we ask that everyone treat one another with courtesy and respect throughout the meeting. Please do not speak over another person. If you wish to address the Board or participate in discussion, please wait until you have been recognized by the Chair before speaking. We also ask that everyone maintain a respectful tone and volume so that all participants have an opportunity to be heard.

As a reminder, Board meetings are not to be audio or video recorded. We ask that everyone refrain from using recording devices during the meeting.

We also ask that everyone, including Board members, silence or mute their cell phones and limit their use during the meeting. Giving your full attention to the discussion helps ensure that everyone is heard and that we can conduct the meeting in a professional and efficient manner.

If the meeting becomes disruptive through shouting, repeated interruptions, or a failure to follow these expectations, the Chair may adjourn the meeting. If that becomes necessary, the Board will reconvene at a later date to conduct the Association's business in an orderly manner.

We appreciate everyone's cooperation and commitment to maintaining a respectful and productive meeting environment.

With that, we'll begin tonight's agenda.

Financial Summary

**Presented by Treasurer Bob Kuhn
Financial Statements as of June 30, 2026**

Balance Sheet

- Operating cash balance remains stable at \$15,492.
- Reserve balances are currently lower than normal due to the \$225,000 balloon payment made to Ghost Ridge Construction in April as part of the roofing project.
- Reserve funds will gradually rebuild over the next two years through scheduled reserve contributions.
- The Association continues to maintain more than \$200,000 in its Wells Fargo Certificate of Deposit.
- Prepaid construction costs currently total \$970,477.03, representing funds already paid toward the roofing work scheduled to begin this fall.

Profit & Loss (Year-to-Date)

- Condominium assessment income remains generally steady, although collections have slowed somewhat during the past several months.
- Overall operating expenses remain consistent with normal Association operations.
- Year-to-date net operating income is \$180,935.16.
- Approximately \$200,000 has been transferred to prepaid construction costs for the roofing project. Those funds are reflected on the Balance Sheet rather than the Profit & Loss Statement.

Budget vs. Actual

- Condominium assessment income is currently \$8,971 below budget due primarily to slower collections and two vacant units with significant past-due balances.
- One unit is under contract and more than \$8,000 is expected to be collected within the next 30 days. The second unit is expected to be listed for sale in the coming months, with those outstanding assessments also expected to be recovered.
- Administrative expenses remain well controlled. Current overages are primarily attributable to accounting fees for the 2024 financial report, a modest increase in insurance premiums, and additional office supply costs related to extensive document production.
- Repairs and Maintenance expenses remain generally within budget. The primary exception is the RV lot fence replacement following storm damage.
- Landscape expenses are above budget due to multiple herbicide applications required this season and a delayed \$3,500 irrigation winterization invoice for work performed last year.
- Utility expenses continue to perform well and are currently below budget.

Overall Financial Position

- Total expenses are currently \$15,744.33 over budget.
- The majority of this variance is attributable to one-time or unusual expenses, including delayed vendor billing, increased weed control efforts, irrigation winterization costs, and the unexpected fence replacement.
- As outstanding assessments are collected and one-time expenses normalize, management anticipates that both revenues and expenses will trend closer to the adopted budget over the remainder of the fiscal year.

Overall, the Association remains in a sound financial position. While revenues are currently running slightly behind projections and expenses are modestly above budget, both are expected to move closer to budgeted levels over the coming months as delinquent accounts are collected and seasonal expenses stabilize.

10:14 PM

07/22/26

Cash Basis

Falcon Heights Condominium Assn.

Balance Sheet

As of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
Checking and Savings	
120 · Operating Checking WF	9,886.37
124 · WF Reserve Savings	5,606.47
Total Checking and Savings	15,492.84
Investment Accounts	
126 · Investment CDs- TD Ameritrade	
126E · Cash/Cash Alternatives-CDs	1,087.77
126G · Wells Fargo CD 12 month	200,337.50
Total 126 · Investment CDs- TD Ameritrade	201,425.27
Total Investment Accounts	201,425.27
140 · Petty Cash	
141 · HOA Petty Cash	504.14
142 · Events Committee Petty Cash	526.40
Total 140 · Petty Cash	1,030.54
600 · Discrepancy Account	755.00
Total Checking/Savings	218,703.65
Accounts Receivable	
800 · Accounts Receivable	-13,060.00
Total Accounts Receivable	-13,060.00
Other Current Assets	
820 · Undeposited Funds	215.00
850 · Market Appr/Depr Investment CDs	-229.70
860 · Pre Paid Construction Cost	970,477.03
Total Other Current Assets	970,462.33

Falcon Heights Condominium Assn.

Balance Sheet

As of June 30, 2026

	Jun 30, 26
Total Current Assets	1,176,105.98
Fixed Assets	
910 · Furniture & Fixtures	2,658.49
911 · Accum. Depreciation	-14,693.97
912 · Buildings	20,097.50
913 · Land	192,163.92
914 · Building Improvements	-23,580.85
916 · Community Capitol Improvements	178,674.15
917 · Equipment	10,670.00
Total Fixed Assets	365,989.24
Other Assets	
915 · Community Hall Deposits	-200.00
Total Other Assets	-200.00
TOTAL ASSETS	1,541,895.22
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
950 · Accounts Payable	3,695.23
Total Accounts Payable	3,695.23
Other Current Liabilities	
955 · Accrued Expenses	10,135.00
Total Other Current Liabilities	10,135.00
Total Current Liabilities	13,830.23
Long Term Liabilities	
Ghost Ridge Roofing Contract	-75,000.00
Total Long Term Liabilities	-75,000.00

Falcon Heights Condominium Assn.
Balance Sheet
As of June 30, 2026

	Jun 30, 26
Total Liabilities	-61,169.77
Equity	
1601 · Retained Earnings	1,052,132.33
3000 · 311 - Opening Balance Equity	-3,077,674.44
960 · Reserve	369,900.00
970 · Opening Balance Equity	3,077,771.94
Net Income	180,935.16
Total Equity	1,603,064.99
TOTAL LIABILITIES & EQUITY	1,541,895.22

Falcon Heights Condominium Assn.

Profit & Loss

January through June 2026

	Jan - Jun 26
Ordinary Income/Expense	
Income	
4000 · Condominium Fees	405,028.80
4001 · Late Fees Collected	1,968.72
4002 · RV Lot Fees	3,820.00
4003 · Community Hall Rental	600.00
4007 · Transfer Fees	2,450.00
4010 · Interest Income	215.15
4013 · Filing Fees	108.36
4018 · Fines Collected	3,702.24
Total Income	417,893.27
Gross Profit	417,893.27
Expense	
1000 · Administrative Expenses	
1001 · Liab. Ins., D&O, Bond	14,803.48
1002 · Managing Agent Fees	24,000.00
1003 · Security Gate	2,971.95
1004 · Postage	191.58
1005 · Professional Services	
1005a · Legal Fees	11,174.08
1005b · Accounting Fees	2,500.00
1005 · Professional Services - Other	50.00
Total 1005 · Professional Services	13,724.08
1006 · Merchant deposit fees	8,412.95
1008 · Fees & Dues	1,117.95
1010 · Office Supplies	908.18
1011 · Events	58.69
1014 · Bank Service Charges	62.80
1018 · Misc Admin Expense	1,315.33
1020 · Income Taxes	1,780.00
Total 1000 · Administrative Expenses	69,346.99
1015 · Reconciliation Discrepancies	0.01
1100 · Repairs & Maintenance Expenses	
1101 · General Repair	2,514.32
1103 · Maint. Supplies	1,650.33
1104 · RV Lot Repairs and Maint	5,371.35
1105 · Buidling Maintenance	557.50
1106 · Park Maint and Supplies	516.95
1108 · Contract Labor	2,400.00
1109 · Annual Maint. Contract	87,210.00
Total 1100 · Repairs & Maintenance Expenses	100,220.45
1200 · Landscape Expenses	
1201b · Upkeep, Fertilizer	4,345.08
1201c · Alley/Gnrl Cleanup	4,852.82
1201d · Irrigation	4,223.35

Falcon Heights Condominium Assn.

Profit & Loss

January through June 2026

	Jan - Jun 26
1201e · Tree removal/Trim	1,700.00
Total 1200 · Landscape Expenses	15,121.25
1400 · Utility Expenses	
1401 · Garbage	44,651.16
1402 · Computer and Internet	2,466.05
1403 · Gas	
1403a · Gas-Community Center	617.04
1403b · Gas-Office	354.96
Total 1403 · Gas	972.00
1404 · Electricity	
1404a · Street Lights	2,139.01
1404b · Security Gate	254.61
1404c · Office	299.90
1404d · Community Center	457.21
Total 1404 · Electricity	3,150.73
1405 · Telephone	317.69
Total 1400 · Utility Expenses	51,557.63
Total Expense	236,246.33
Net Ordinary Income	181,646.94
Other Income/Expense	
Other Expense	
1500 · Capital Improvement Projects	711.78
Total Other Expense	711.78
Net Other Income	-711.78
Net Income	180,935.16

10:33 PM

07/22/26

Cash Basis

Falcon Heights Condominium Assn.
Profit & Loss Budget vs. Actual
 January through June 2026

	Jan - Jun 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 · Condominium Fees	405,028.80	414,000.00	-8,971.20
4001 · Late Fees Collected	1,968.72	2,100.00	-131.28
4002 · RV Lot Fees	3,820.00	3,710.00	110.00
4003 · Community Hall Rental	600.00	950.00	-350.00
4007 · Transfer Fees	2,450.00	3,500.00	-1,050.00
4010 · Interest Income	215.15	100.00	115.15
4018 · Fines Collected	3,702.24	660.00	3,042.24
Total Income	417,893.27	425,020.00	-7,126.73
Gross Profit	417,893.27	425,020.00	-7,126.73
Expense			
1000 · Administrative Expenses			
1001 · Liab. Ins., D&O, Bond	14,803.48	14,310.00	493.48
1002 · Managing Agent Fees	24,000.00	24,000.00	0.00
1003 · Security Gate	2,971.95	2,820.00	151.95
1004 · Postage	191.58	100.00	91.58
1005 · Professional Services			
1005a · Legal Fees	11,174.08	12,000.00	-825.92
1005b · Accounting Fees	2,500.00	0.00	2,500.00
Total 1005 · Professional Services	13,724.08	12,000.00	1,724.08
1006 · Merchant deposit fees	8,412.95	8,670.00	-257.05
1008 · Fees & Dues	1,117.95	1,200.00	-82.05
1010 · Office Supplies	908.18	680.00	228.18
1011 · Events	58.69	550.00	-491.31
1014 · Bank Service Charges	62.80	107.00	-44.20
1018 · Misc Admin Expense	1,315.33	775.00	540.33
Total 1000 · Administrative Expenses	69,346.99	65,212.00	4,134.99
1013 · Investment Mgt Fees	0.00	450.00	-450.00
1100 · Repairs & Maintenance Expenses			
1101 · General Repair	2,514.32	3,000.00	-485.68
1103 · Maint. Supplies	1,650.33	2,400.00	-749.67

10:33 PM

07/22/26

Cash Basis

Falcon Heights Condominium Assn.
Profit & Loss Budget vs. Actual
 January through June 2026

	Jan - Jun 26	Budget	\$ Over Budget
1104 · RV Lot Repairs and Maint	5,371.35	500.00	4,871.35
1105 · Buidling Maintenance	557.50	600.00	-42.50
1106 · Park Maint and Supplies	1,165.57	1,000.00	165.57
1107 · Snow Removal	0.00	2,000.00	-2,000.00
1108 · Contract Labor	2,400.00	2,400.00	0.00
1109 · Annual Maint. Contract	87,210.00	86,010.00	1,200.00
Total 1100 · Repairs & Maintenance Expenses	100,869.07	97,910.00	2,959.07
1200 · Landscape Expenses			
1201b · Upkeep, Fertilizer	7,596.28	2,000.00	5,596.28
1201c · Alley/Gnrl Cleanup	953.00	600.00	353.00
1201d · Irrigation	4,223.35	1,000.00	3,223.35
1201e · Tree removal/Trim	1,700.00	2,500.00	-800.00
Total 1200 · Landscape Expenses	14,472.63	6,100.00	8,372.63
1400 · Utility Expenses			
1401 · Garbage	44,651.16	45,000.00	-348.84
1402 · Computer and Internet	2,466.05	960.00	1,506.05
1403 · Gas			
1403a · Gas-Community Center	617.04	540.00	77.04
1403b · Gas-Office	354.96	390.00	-35.04
Total 1403 · Gas	972.00	930.00	42.00
1404 · Electricity			
1404a · Street Lights	2,139.01	2,190.00	-50.99
1404b · Security Gate	254.61	300.00	-45.39
1404c · Office	299.90	590.00	-290.10
1404d · Community Center	457.21	560.00	-102.79
Total 1404 · Electricity	3,150.73	3,640.00	-489.27
1405 · Telephone	317.69	300.00	17.69
Total 1400 · Utility Expenses	51,557.63	50,830.00	727.63
Total Expense	236,246.33	220,502.00	15,744.33

Falcon Heights Condominium Assn.
Profit & Loss Budget vs. Actual
January through June 2026

	Jan - Jun 26	Budget	\$ Over Budget
Net Ordinary Income	181,646.94	204,518.00	-22,871.06
Net Income	180,935.16	204,518.00	-23,582.84

Facilities & Maintenance Report

HOA/Community: Falcon Heights. **Reporting Period:** April-June

Prepared By: Paul Montieth - Facilities Management Contractor **Date Submitted:** 07/08/2026

Distribution: Board of Directors and Community Members

1. Executive Summary

- During the reporting period, the Facilities & Maintenance team completed routine upkeep and corrective repairs across common areas, addressed resident-reported issues, and advanced planning for upcoming projects. Notable highlights include: Sprinklers and lawns. We continue to adjust and repair the irrigation system. This is an ongoing task at the moment as we adjust to the weather and do repairs. This year we are dealing with more repairs and adjustments as prior. This is due to an system that is 20+ years old. We did get many damaged and bumped sprinklers during the yard sale we have repaired and adjusted.
- Trimming of tree limbs and bushes.
- Fence repairs.
- We continue to work diligently on overall site conditions. The crew continues to complete tasks to maintain safety, appearance, and function of the HOA common areas.

2. Open Items and Follow-Up Needed

The following items remain in progress or require additional time, parts, vendors, scheduling, or approvals:

- No open items currently other than normal daily functions.

3. Upcoming Projects and Planned Work (Next 30-90 Days)**Planned projects and larger work items under consideration or scheduling:**

- Late summer -early fall – Sidewalk repairs
- Repainting of speed bumps

4. Safety, Compliance, and Risk Notes

Items observed or addressed that relate to resident safety, liability reduction, or compliance:

- **Hazards Corrected:** Low hanging tree limbs. Some have been done, but still in progress.
- **Hazards Pending:** None

Submitted By: Paul Montieth Facilities Contractor

Maintenance Committee Report

Presented by Vice Chair Bill Sharp

July 23, 2026

Since the May Board meeting, the Maintenance Department has remained busy addressing routine repairs and seasonal maintenance throughout the Association. Regular landscape maintenance has continued, including mowing, trimming, irrigation monitoring, and general upkeep of the common areas. Fence repairs have also continued, with several larger sections of fencing repaired or replaced where needed to maintain the appearance and integrity of the community.

As temperatures have changed throughout the summer, the maintenance crew has been continually adjusting irrigation schedules and sprinkler run times to provide adequate watering while conserving water whenever possible. We appreciate everyone's patience as these adjustments are made. Unfortunately, we continue to experience issues with several aging irrigation timers that require additional attention and periodic adjustments.

It has also come to our attention that homeowners have been opening irrigation control boxes and manually operating sprinkler valves. We would like to remind everyone that the irrigation system, including all sprinkler control boxes, timers, valves, and associated equipment, is Association property and is maintained exclusively by Association staff. Homeowners should not open, adjust, or operate any portion of the irrigation system. If you believe there is a problem with irrigation serving your property, please contact the Association office so the issue can be inspected and addressed by maintenance personnel.

The Association's roofing project remains on schedule to resume this fall. Material deliveries are expected to begin in September, with construction following shortly thereafter. This year's work will include the remaining roofs on the east side of Kincheloe, as well as the remaining homes on Preddey, Vincent, and Schilling that have not yet been completed. Our goal is to complete all of these remaining roofs before the end of the year.

The Board has also continued working to resolve the issues surrounding exterior painting following questions raised regarding potential lead-based paint requirements. After additional discussions with the Oregon Construction Contractors Board, the Association intends to move forward by having any home identified for painting first tested by a certified lead-based paint contractor. If testing confirms that lead-based paint is not present, the home may then proceed through the normal preparation and painting process. Homeowners who would like their home considered for painting this year are encouraged to contact the Association office within the next week so their home can be added to the list for evaluation.

Finally, many homeowners noticed that some weeds began returning following the initial treatment earlier this season. This was anticipated to some extent, and the Association has already responded. Spray & Grow returned on Tuesday to perform a follow-up herbicide application throughout the community. We are hopeful this second treatment will provide effective control for the remainder of the growing season.

On behalf of the Maintenance Committee, thank you to our maintenance staff, contractors, and homeowners for your continued patience and cooperation as we work to maintain and improve our community.

Managing Agent's Report

Board of Directors Meeting

July 23, 2026

Association Administration

Since the May Board meeting, Association operations have continued to focus on routine administrative responsibilities, homeowner communications, financial administration, contractor coordination, and several operational matters requiring additional staff attention. Accounts payable and accounts receivable have been processed in the normal course of business, homeowner correspondence has been addressed as received, and coordination has continued with Association legal counsel, contractors, and service providers as necessary to support ongoing operations.

One of the most significant administrative projects this reporting period has been the Association's response to the ongoing document request. Considerable time has been devoted to gathering, reviewing, organizing, redacting and producing records while ensuring compliance with the Association's governing documents and applicable law.

Administrative work during this reporting period also included preparation of the July Board meeting agenda and supporting materials, coordination with Association legal counsel and contractors, and the drafting of two resolutions presented for the Board's consideration. Both resolutions are intended to provide greater operational consistency, improve administrative efficiency, and establish clearer expectations for homeowners and future Boards.

Vandalism

During the past reporting period, the Association also experienced several acts of vandalism, including eggs being thrown in the Association parking lot, unauthorized entry into the community center, and the placement of numerous nails and screws in the alley behind the buildings. Although the resulting property damage was relatively limited, these incidents required additional staff time for cleanup, investigation, documentation, and follow-up. In response, the Association is expanding the use of security cameras at strategic locations throughout the property to improve monitoring capabilities and help deter future vandalism.

Maintenance and Communication

I would also like to address an ongoing communication issue that has become increasingly apparent over the past several years. A number of homeowners have chosen to post maintenance concerns, questions, and requests on a community Facebook page rather than reporting those matters directly to the office. These posts have included concerns regarding irrigation, lawn conditions, maintenance requests, water leaks, and other issues requiring Association attention.

It is important for homeowners to understand that the Association does not monitor or manage or have access to the community Facebook page. Neither the Managing Agent nor the Board Chair participates on that page, and the Association has no control over its content or administration. Consequently, concerns discussed there may never come to the attention of those responsible for investigating or resolving them.

Simply put, if the Association is not notified, the Association cannot respond. Staff cannot investigate issues, schedule repairs, coordinate contractors, or resolve concerns that have not been reported directly to the office. While homeowners are certainly welcome to discuss Association matters on social media, those discussions are not a substitute for reporting concerns through the established communication channels.

To ensure that maintenance requests and operational concerns are properly documented, tracked, and addressed, homeowners are asked to report all Association-related issues directly to the office by phone or email. Doing so allows the matter to be assigned for follow-up and ensures that appropriate action can be taken as quickly as possible.

Meeting Accessibility

In response to homeowner feedback regarding accessibility during Board meetings, I researched several options to improve both the visibility of meeting materials and the clarity of audio during meetings. As a result, we are currently evaluating the purchase of a 100-inch projection screen and projector that would allow agendas, financial reports, resolutions, and other supporting documents to be displayed for everyone in attendance. We are also investigating enhancements to the meeting room sound system, including the addition of speakers and microphones, to improve audio quality throughout the room. Estimated cost is about \$750.00

These improvements are intended to make Board meetings more accessible and allow all homeowners, particularly those with visual or hearing difficulties, to participate more fully in the meeting process. If approved, our goal is to have the equipment installed and operational in time for the September Board meeting.

To assist homeowners until these improvements are in place, printed copies of today's supporting meeting materials have been provided in addition to the meeting agenda. Once the new presentation system is operational, comprehensive printed meeting packets will no longer be routinely distributed. Agendas will continue to be available at each meeting, and all supporting documents will remain available upon request through the office following the meeting.

Modified On Site hours

Finally, I would like to remind homeowners that the summer office schedule will remain in effect through at least the September Board meeting. On-site office hours continue each Wednesday from 9:00 a.m. to 4:00 p.m., with telephone and email availability on Thursdays and Fridays from 10:00 a.m. to 4:00 p.m. Outside of those hours, I continue to monitor the Association email account and emergency telephone line. Homeowners with urgent Association matters are encouraged to call or email, and I will respond as promptly as reasonably possible.

Thank you to the Board, our contractors, and the many homeowners who continue to communicate with the office and work cooperatively with us.

Respectfully submitted,

Samantha Mitchell, CMCA

Managing Agent

Falcon Heights Condominium Association

FHCA Board of Directors
Falcon Heights Lawn Care
(*recommendations* with additional clarifications)

The previous lawn maintenance article titled ***Greener Lawns in the Forecast*** served as a brief outline of turf maintenance practices presented in a quasi-sequential manner (see attached article, next page).

As discovered, and was initially agreed upon, each maintenance practice requires further explanation and understanding to perform those with proficiency.

The previous article content, now developed with included workflow, prescribes actions worthy of support by all those engaged in implementing the tasks. In the absence of acknowledgment, consistent performance of best practices and the exercising of reciprocal communication between management, trainer/coach and maintenance staff, stakeholder expectations will not only fall short but can result in the subsequent sense of defeat by those involved. Please read the following (previous and current) information presented for your review. Let me know if you have any questions, see changes, and whether you approve of said practices and wish further assistance.

Thank you,

John Bellon
10425 Preddy Avenue
541-281-18101

Greener Lawns in the forecast

The grounds care people have an uphill battle but are determined to overcome the challenging conditions of suffering lawn health.

With an unusually dry winter, inherently tough soils, many south facing slopes in full sun all day, frequent drying winds and several poorly designed irrigation systems, actions are underway to provide lawn greening solutions.

Here are some best management practices to be implemented this growing season and in the seasons to come:

- Adjust and reposition sprinkler heads; remodel our weakest sprinkler system zones
- Increase watering duration *on a temporary basis* to recharge soil moisture levels
- Elevate lawn mower cutting heights to promote longer grass blades and shade soils
- Apply nitrogen fertilizer for grass density as irrigation deficiencies are improved
- Implement lawn renovation techniques for improved turf quality on difficult sites
- Add more shade trees to shield our most vulnerable areas over the years to come

As these remedies are underway improvements will appear gradually; some tasks will take several years to complete. Please be patient while these affordable actions build healthier lawns during this steady course of continuous and practical improvements.



FHCA Board of Directors
Falcon Heights Lawn Care
(recommendations with additional clarifications)

The flyer ***Greener Lawns in the Forecast*** is further developed here to provide a greater level of detail regarding the practices involved in accomplishing previously stated goals. This information is not meant to serve as a replacement for training and gradual proficiency expectations in demonstration of actual field performance. It should be agreed upon by all stakeholders that relevant questions, performance evaluations and agreed course adjustments be addressed with understanding and appreciated in the spirit of mutual support of all those involved.

- *Adjust and reposition sprinkler heads; remodel our weakest sprinkler system zones*
 - Operate individual zones following activation and during periodic check-ups
 - Reposition sprinkler heads to match the orientation of lawn surfaces (i.e. riser is perpendicular to the predominant degree of slope)
- Observe coverage and efficiency of spray pattern and discharge volume
 - Adjust spray patterns to cover all areas of landscape perimeter
 - adjust the radius on rotary or fixed spray nozzles as needed
 - Adjust nozzles to apply water at (minimum) head-to-head coverage
 - Open or close nozzle diffuser screw to offer a more effective spray coverage and distribution
 - Replace nozzles when adjustments fail to remedy deficiencies
 - exchange with a higher volume nozzle when increase in throw distance is desired
 - ensure adequate pressure throughout the zone is not compromised when increasing nozzle(s) volume
- Adjust flow control on zonal valves for optimum spray pattern and delivery
 - Reduce flow when “misting” or “fogging” is observed
 - Increase flow when large water droplets and distance shortage are observed
- Schedule monthly checks and/or soon after deficiencies are observed

Continued next page

FHCA Board of Directors
Falcon Heights Lawn Care
(recommendations with additional clarifications)

- *Remodel our weakest sprinkler system zones*
 - Explore exchanging sprinkler heads with a more effective delivery model
 - Consider installation of additional sprinkler heads with new supply lines when other area coverage remedies as described above fail
 - Ensure volume and pressure will support additional demands on the zone
 - Measure, layout and install additional lines/heads that match existing
 - Repair or replace zonal valves (with added inline unions) when necessary
 - Replace area controllers, wiring and solenoids as needed

- *Increase watering duration on a temporary basis to recharge soil moisture levels*
 - Water frequently until soil holds moisture consistently without pooling
 - Water lawns daily for two to four weeks depending on degree of slope
 - Water five days per week during warmer months (May-September)
 - Monitor improvement in grass plant health throughout the coverage area
 - Gradually water less frequent but with longer run times between intervals
 - Check moisture levels often and resolve sprinkler deficiencies asap
 - Understand that deep intermittent watering works only in deep, rich soils that allow vigorous and undeterred root growth relevant to type of turf grass plant
 - Understand that water alone does not in itself ensure green lawns or replace the need for soil nitrogen
 - Nitrogen is necessary for chlorophyll production and green lawns
 - Heavy watering may deplete soil nitrogen and cause further yellowing

- *Elevate lawn mower cutting heights to promote longer grass blades and shade soils*
 - Measuring mower blade cutting height on solid surfaces does not equate to measuring cutting height on lawn surfaces with thatch layers present
 - Adjust mower cutting height to cut grass blades no lower than three inches
 - Elevate cutting height to three and one half inches plus during hot months
 - Do not increase mowing intervals beyond nine days
 - Mowing frequently promotes grass plant density and soil coverage
 - Weekly mowing is desired to prevent seed and seed stalk formation
 - Seed heads and stalks cause lawns to thin and present as yellowing
 - Institute regular mower blade(s) sharpening to reduce grass tattering
 - Tattered edges show white and choppy and increase plant stress

Continued next page

FHCA Board of Directors
Falcon Heights Lawn Care
(recommendations with additional clarifications)

- *Apply nitrogen fertilizer for grass density as irrigation deficiencies are improved*
 - Seek current soil mineral and nutrient levels based on analysis testing
 - Apply formulated fertilizer to meet soil deficiencies for crop (grass) health
 - (or) Apply high nitrogen fertilizer several times per year as a minimal feeding
 - Apply fertilizer products at directed label rates
 - Calibrate fertilizer spreader to apply appropriate rate per 1000 sq. ft.
 - Avoid fertilizer application to specific lawn areas having insufficient irrigation
 - Fertilizer is high in salts which can draw water from plant roots, causing “fertilizer burn” when soil is deficient in adequate moisture
- *Implement lawn renovation techniques for improved turf quality on difficult sites*
 - Implement mechanical lawn aeration where soils are compact and resistant
 - Aerification opens soils at root level to better receive moisture and fertilizer
 - Apply top-dressing agents to improve soil condition and plant health
 - Top-dress with sand and fine compost to loosen and condition soil over time
 - Practice overseeding thin or open areas once other deficiencies are resolved
- *Add more shade trees to shield our most vulnerable areas over the years to come*
 - Plant well performing trees to shade lawn and landscape surfaces
 - Shade lowers soil temperatures and helps with moisture retention
 - Partially shaded lawns are greener than those in full sun
 - Plant trees to shade impervious surfaces and reduce “heat island effect”
 - Shade buildings, particularly roofs to reduce exterior and interior heat
 - Shade pavements which absorb and direct heat back to surroundings
 - Place trees to avoid sewer lines and reduce conflict with infrastructures
 - Seek professional advice on selection of trees for planting locations
 - Secure approval from the Association for tree planting and treatment
 - Tree type and placement in common areas must be approved

* Lawn weed identification and treatment practices are not included here, but will follow if desired, once turf exhibits marked health improvement. For instance, “weeds”, such as nitrogen-fixing white clover, are better than nothing, while dandelion is not.

Statement Regarding Approval of Meeting Minutes

I am recusing myself from voting on the approval of these meeting minutes due to concerns regarding their accuracy and completeness. As a reminder, responsibility for preparing, maintaining, and distributing the meeting minutes rests with the Secretary and the Managing Agent.

Over the past several months, and particularly since October, I have carefully attended meetings and maintained detailed notes. Based on my observations, I believe the meeting minutes have, at times, omitted significant public comments, failed to accurately reflect board discussions and actions, and excluded important events that occurred during meetings.

I have previously raised concerns directly with the Board regarding the accuracy of the minutes and have submitted formal complaints requesting corrections. Despite those efforts, I continue to believe the minutes do not consistently provide a complete and objective record of the proceedings.

For example, there have been meetings where significant disagreements between directors were not reflected in the official minutes. Additionally, there were occasions when community members remained present during executive session after being instructed to leave, requiring repeated requests before they exited. To my knowledge, these events were not documented in the meeting record.

I am also concerned that the May 2026 meeting minutes include a document regarding the investigation of a director that was neither publicly read nor announced during the public meeting. Had this information been presented publicly, community members would have had the opportunity to ask questions and seek clarification before the minutes were approved.

The purpose of meeting minutes is to provide an accurate and transparent record of the Board's actions. When significant discussions, events, or materials are omitted or added without public disclosure, it undermines confidence in the integrity of the official record.

For these reasons, I cannot support approval of these meeting minutes as presented.

Accordingly, I motion that all future Board meetings be audio recorded, that those recordings be retained as official Association records, and that they be made available to homeowners upon request, consistent with applicable law and the Association's governing documents. I further request that this statement be attached to these meeting minutes and maintained as part of the official record.

Jacob Aaron

8/23/2026

FALCON HEIGHTS CONDOMINIUM ASSOCIATION

FHCA Resolution 2026-006

E-Bicycle, Motorized Vehicle, and Recreational Vehicle Safety Protocol

WHEREAS, Falcon Heights Condominium Association (“Association”) is a nonprofit corporation organized under the laws of the State of Oregon and governed by the Oregon Condominium Act (ORS Chapter 100), the Oregon Nonprofit Corporation Act (ORS Chapter 65), and the Association's recorded Declaration and Bylaws; and

WHEREAS, Falcon Heights maintains private roads and common areas utilized by residents, guests, contractors, pedestrians, and pets, and the Board finds it necessary to regulate the operation of motorized vehicles in order to promote the health, safety, and welfare of the community; and

WHEREAS, the Association's Declaration and Bylaws prohibit nuisances and authorize the Board of Directors to adopt reasonable rules and regulations governing the use of the Common Elements and Limited Common Elements; and

WHEREAS, the Board has received complaints and observed instances of excessive speed and unsafe operation of motorized devices creating a risk to residents, pedestrians, pets, contractors, and Association property; and

WHEREAS, the Board recognizes that electric bicycles may provide a practical means of transportation within the community when operated safely and responsibly, while certain recreational motorized vehicles pose an unreasonable risk to persons and property;

NOW, THEREFORE, BE IT RESOLVED THAT:

Section 1. Prohibited Vehicles

1.1 Motorized go-karts, minibikes, pocket bikes, off-road motorcycles, and similar recreational motorized vehicles are prohibited from operation anywhere within Falcon Heights.

Section 2. Permitted Vehicles

2.1 Electric bicycles, electric scooters, and state-licensed mopeds may be operated within the Association provided they comply with all posted speed limits, traffic controls, and applicable state laws.

Section 3. Safety Requirements

3.1 Operators shall obey posted speed limits.

3.2 Operators shall yield to pedestrians at all times.

3.3 Reckless operation, racing, wheelies, skidding, or similar unsafe maneuvers are prohibited.

3.4 Parents and guardians are responsible for minors operating permitted vehicles.

Section 4. Enforcement

4.1 Violations may be considered nuisances and subject to enforcement under the governing documents.

Section 5. Neutral Application

5.1 This Resolution applies equally to all residents, occupants, guests, and invitees.

Section 6. Effective Date

6.1 This Resolution becomes effective immediately upon adoption.

ADOPTED this __ day of _____, 2026.

Chairman: Anthony Anghinetti _____

Secretary: _____

FALCON HEIGHTS CONDOMINIUM ASSOCIATION

FHCA Resolution 2026-007

Document Request and Reproduction Fee Policy

WHEREAS the Falcon Heights Condominium Association ("Association") is required to maintain records and make certain records available for examination and duplication by owners pursuant to Oregon law; and

WHEREAS, pursuant to ORS 100.480, the Association is required to maintain certain documents and records and make such records available for examination and duplication by unit owners, subject to statutory limitations and exemptions; and

WHEREAS, ORS 100.480(12) provides that:

"The Board of Directors, by resolution, may adopt reasonable rules governing the frequency, time, location, notice and manner of examination and duplication of association records and the imposition of a reasonable fee for furnishing copies of any documents, information or records described in this section. The fee may include reasonable personnel costs incurred to furnish the information;"

WHEREAS, the Board finds that responding to voluminous, repetitive, historical, or otherwise extensive document requests requires the expenditure of Association resources, including staff time necessary to locate, review, redact, organize, supervise inspection, and furnish records, and that it is in the best interests of the Association to establish a reasonable fee schedule and procedures governing such requests;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts the following fee schedule and procedures for owner document requests:

Section 1. Inspection of Records

Owners may inspect Association records during normal business hours by appointment, subject to the limitations established by Oregon law and the Association's governing documents.

Section 2. Research and Retrieval Time

A. The first fifteen (15) minutes of staff time spent locating, reviewing, retrieving, compiling, or preparing records shall be provided at no charge.

B. Staff time exceeding fifteen (15) minutes shall be billed at a rate of Forty Five Dollars (\$45.00) per hour, calculated in fifteen-minute increments.

C. Staff time shall include time spent locating records, reviewing records for exempt or confidential information, supervising inspections, preparing copies, responding to requests, reviewing voluminous, repetitive, or historical requests, identifying records previously produced, determining whether requested records have been made available through the Association's website, prior productions, or inspection appointments, and corresponding with owners regarding the scope, availability, or fulfillment of records requests.

Section 3. Copy Charges

Black and white copies: \$0.50 per page.

Color copies: \$1.00 per page.

Electronic copies transmitted by email shall be provided at no charge unless staff research and retrieval time exceeds fifteen (15) minutes, in which case personnel charges shall apply.

Postage and shipping shall be charged at actual cost.

Section 4. Deposits

If the estimated cost of fulfilling a request exceeds Fifty Dollars (\$50.00), the Association may require payment of a deposit equal to one hundred percent (100%) of the estimated cost before processing the request.

Section 5. Payment

Requested documents shall not be released until all applicable fees have been paid in full.

Section 6. Effective Date

This Resolution shall become effective immediately upon adoption by the Board of Directors.

ADOPTED this ____ day of _____, 2026.

FALCON HEIGHTS CONDOMINIUM ASSOCIATION

Anthony Anghinetti, Chairman

I move that Resolution 2026-007 be tabled.

This resolution is being presented only after I requested access to Association records, including contracts, competitive bids, financial statements, copies of checks, receipts, and other official documentation. My requests began in December 2025, before any enforcement action related to the Nightmare on Preddy matter.

After the Association failed to fully respond to those requests, I retained legal counsel to assist in obtaining the records. Despite those efforts, the Association continued to deny access to the requested documentation and did not respond to a second formal request, asserting that the request was not made in "good faith or for a proper purpose."

Whether a records request is made in good faith is not a determination that should be made by the Association in a manner that restricts a homeowner's statutory rights. Oregon law, specifically ORS 100.480 grants homeowners the right to inspect and copy Association records, subject to the limitations established by statute.

I support adopting a reasonable policy establishing per-page reproduction fees for copies of documents. However, I do not support imposing additional fees for searching, retrieving, processing, or otherwise providing records that the Association is already obligated to maintain and make available. The Managing Agent's scope of work already includes providing Association records upon request, and homeowners are already paying for those services through Association assessments.

For these reasons, I respectfully request that Resolution 2026-007 be tabled until it can be reviewed for consistency with Oregon law and the Association's existing contractual obligations.

Finally, I request that this statement be attached to the meeting minutes and maintained as part of the Association's official records.

Respectfully submitted,

Jacob Aaron

August 23, 2026

NADIENE GASSER
10533 SCHILLING CIR.
KLAMATH FALLS, OR. 97603
GREEN129MX@GMAIL.COM

JUNE 1, 2026

DIAMOND GRADE CONTRACTING LLC
6032 WASHBURN WAY
KLAMATH FALLS, OR 97603
541-281-3827
CCB # 256892
DIAMONDGRADECONTRACTING@YAHOO.COM

LOCATION: 10533 SCHILLING CIR. KLAMATH FALLS OR. 97603

ROOF TEAR OFF AND REPLACEMENT

- TEAR OFF 1 LAYER OF EXISTING ROOF AND HAUL AWAY ALL DEBRIS.
- INSPECT AND REPLACE ANY DAMAGED PLYWOOD.
- INSTALL ICE AND WATER GUARD TO ALL BOTTOM EDGES AND VALLEYS AS NEEDED.
- INSTALL METAL DRIP EDGE FLASHING ALONG PERIMETER.
- INSTALL SYNTHETIC UNDERLAYMENT.
- INSTALL STARTER STRIP TO ALL BOTTOM EDGES WITH 6 NAIL FOR HIGH WINDS.
- INSTALL NEW METAL FLASHINGS, PIPE BOOTS, AND VENTS AS NEEDED.
- REMOVE OLD AND INSTALL NEW METAL EDGING TO SKYLIGHTS.
- INSTALL OWENS CORNING 30 YR SHINGLES IN CHOICE OF COLOR W/ 6 NAIL FOR HIGH WIND WARRANTY.
- HANG, TAPE, TEXTURE, AND PAINT NEW DRYWALL ON THE INTERIOR OF THE HOME AS NEEDED.
- CLEAN AND DISPOSE OF ALL DEBRIS CREATED BY PROJECT.

\$ 17,500.00 LABOR, MATERIALS & DISPOSAL INCLUDED

ADDITIONAL NOTES:

- ONCE TEAR OFF IS COMPLETE, DECKING WILL BE INSPECTED AND REPLACED AS NEEDED FOR AN ADDITIONAL COST.
- ADDITIONAL CHARGES WILL BE APPROVED BY CUSTOMER BEFORE ADDITIONAL WORK BEGINS.
- NEW SKY TUBES, SKY LIGHTS, FLAT DECKS AND OUTBUILDINGS ARE NOT INCLUDED IN THIS QUOTE UNLESS SPECIFICALLY STATED.
- ESTIMATE IS GOOD FOR 20 DAYS.
- 50% DEPOSIT IS REQUIRED PRIOR TO WORK BEING DONE.

AUTHORIZED SIGNATURE: Dustin Amundson **DATE: 06/01/2026**

**BY SIGNING BELOW, PARTIES ACKNOWLEDGE THEY HAVE READ, UNDERSTOOD, AND AGREE TO TERMS OF THIS CONTRACT.
FULL PAYMENT IS DUE UPON COMPLETION.**

CREDIT CARD PAYMENTS ARE AVAILABLE WITH A 3.5% PROCESSING FEE.

**FINANCING IS AVAILABLE UPON THIRD PARTY APPROVAL. WORK WILL NOT BEGIN PRIOR TO APPROVAL AND PAYOUT. FULL
PAYMENT IS DUE PRIOR TO WORK BEGINNING WITH FINANCING OPTION.**

CUSTOMER HAS A RIGHT TO RESOLVE DISPUTES THROUGH THE MEANS OUTLINED IN THE CONTRACT.

CUSTOMER HAS A RIGHT TO FILE A COMPLAINT WITH CCB.

THIS CONTRACT DOES NOT INCLUDE A MEDIATION CLAUSE.

AUTHORIZED SIGNATURE: _____ **DATE:** _____

LIMITED WARRANTY

Diamond Grade Contracting LLC warrants that all work performed will be completed in a good and workmanlike manner. This warranty does not include or imply any warranty of habitability. All warranty claims related to workmanship must be submitted within one (1) year from the date of project completion. This warranty is strictly limited to the repair or replacement of defective workmanship and does not cover consequential damage, special damage, or loss of profits. Diamond Grade Contracting LLC does not provide a warranty on materials used. Any applicable manufacturer warranties are transferred directly to the property owner and/or general contractor. Diamond Grade Contracting LLC will assist the owner and/or contractor in submitting any manufacturer warranty claims.

WARRANTY EXCLUSIONS

This limited warranty does not apply to: Damage caused by natural events such as wind, hail, snow, ice, fire, or other acts of nature. Damage resulting from structural movement, settling, or foundation shifts. Damage caused by improper maintenance, neglect, or failure to properly care for the roof or structure. Alterations, repairs, or modifications made by anyone other than Diamond Grade Contracting LLC. Damage resulting from foot traffic, installation of equipment, or other work performed on or near the roof by third parties. Leaks or issues caused by clogged gutters, debris buildup, or inadequate drainage. Normal wear and tear or aging of materials beyond the manufacturer's warranty coverage.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/13/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME:	
	PHONE (A/C, No, Ext): (855) 222-5919	FAX (A/C, No):
INSURED Diamond Grade Contracting LLC 5135 Mazama Dr Klamath Falls, OR 97603	E-MAIL ADDRESS: support@nextinsurance.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Next Insurance US Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 368096076

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			NXT97XTKP4-01-GL	03/13/2026	03/13/2027	EACH OCCURRENCE
	☐ CLAIMS-MADE ☒ OCCUR						\$1,000,000.00
							DAMAGE TO RENTED PREMISES (Ea occurrence)
							\$100,000.00
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person)
	☒ POLICY ☐ PRO-JECT ☐ LOC						\$5,000.00
	OTHER:						PERSONAL & ADV INJURY
							\$1,000,000.00
	AUTOMOBILE LIABILITY						GENERAL AGGREGATE
	☐ ANY AUTO						\$1,000,000.00
	☐ OWNED AUTOS ONLY						PRODUCTS - COMP/OP AGG
	☐ HIRED AUTOS ONLY						\$1,000,000.00
	☐ SCHEDULED AUTOS						
	☐ NON-OWNED AUTOS ONLY						\$
	UMBRELLA LIAB						COMBINED SINGLE LIMIT (Ea accident)
	☐ EXCESS LIAB						\$
	☐ OCCUR						BODILY INJURY (Per person)
	☐ CLAIMS-MADE						\$
	DED						BODILY INJURY (Per accident)
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PROPERTY DAMAGE (Per accident)
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y/N	N/A				\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

CERTIFICATE HOLDER

Diamond Grade Contracting LLC
5135 Mazama Dr
Klamath Falls, OR 97603

LIVE CERTIFICATE



Click or scan to view

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Ann Ryan

© 1988-2015 ACORD CORPORATION. All rights reserved.

Oregon Workers' Compensation Certificate of Insurance

Certificate holder:

STATE OF OREGON CONSTRUCTION CONTRACTORS
BOARD
201 HIGH ST SE, SUITE 600
SALEM, OR 97309-5052

The policy of insurance listed below has been issued to the insured named below for the policy period indicated. The insurance afforded by this policy is subject to all the terms, exclusions and conditions of such policy; this policy is subject to change or cancellation at any time.

Insured		Producer/contact	
Diamond Grade Contracting LLC 5135 Mazama Dr Klamath Falls, Or 97603-8156		SAIF Corporation SAIF Corporation	
Issued	07/09/2025	Limits of liability	
Policy	100079071	Bodily Injury by Accident	\$500,000 each accident
Period	07/01/2025 to 07/01/2026	Bodily Injury by Disease	\$500,000 each employee
		Body Injury by Disease	\$500,000 policy limit

Description of operations/locations/special items**Important**

This certificate is issued as a matter of information only and confers no rights to the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policies above. This certificate does not constitute a contract between the issuing insurer, authorized representative or producer and the certificate holder.

Authorized representative



Chip Terhune
President and CEO

Homeowner Roof Replacement Request

The Board has been asked to consider a homeowner's request to allow a contractor other than Ghost Ridge Construction to replace the roof on her unit as part of an insurance claim.

This request involves more than simply using a different contractor. The homeowner is requesting that the existing shingles be removed, the roof sheeting replaced, and a different roofing system installed than the one approved under the Association's existing roofing contract with Ghost Ridge Construction.

Before bringing this matter to the Board, I requested input from our insurance representative, our roofing consultant, and Association legal counsel. Their opinions are attached for your review.

The Association's governing documents place the responsibility for maintaining and replacing the roofing system on the Association. While the homeowner may replace the roof sheeting, the Board should also consider the Association's continuing responsibility for future maintenance, repairs, warranties, and eventual replacement of the roof. The Board should also consider how similar requests may be handled in the future to ensure decisions remain fair and consistent.

Recommendation

After reviewing the information provided, I recommend that the Association proceed with the existing roofing contract as approved. This approach maintains a consistent roofing system throughout the community, preserves clear responsibility for workmanship and future maintenance, and avoids potential contractual complications.

Because the roofing project is scheduled to begin in September, a timely decision will provide both the homeowner and Ghost Ridge Construction with clear direction before work begins. Dallas will be present at the meeting and is available to answer any technical or construction-related questions the Board may have.

Ultimately, this recommendation is provided to assist the Board in its deliberations. The final decision regarding this request rests with the Board of Directors.

Please see attached from Austin at Midland Empire, Will Hollomon, Ghost Ridges attorney and our attorney Andy Brandsness

Respectfully submitted,

Samantha Mitchell, CMCA

Managing Agent

Falcon Heights Condominium Association

Fwd: Falcon Heights - Possible Additional Services

1 message

Dallas Cummings <ghostridgeconstruction@gmail.com>
To: Falcon Heights <Falconheights97603@gmail.com>

Thu, Jul 9, 2026 at 6:42 PM

----- Forwarded message -----

From: **William Hollomon** <will@fortifylaw.com>
Date: Thu, Jul 9, 2026 at 3:40 PM
Subject: Falcon Heights - Possible Additional Services
To: Dallas Cummings <ghostridgeconstruction@gmail.com>

Hey Dallas,

I just wanted to summarize our discussion about the possible replacement of the homeowner's roof:

1. Section 1.4 of the Construction Agreement describes the process for additional services under the contract. Section 1.4 states that for any additional services for a homeowner, which includes repairs and replacements due to water damage or dry rot, Ghost Ridge will prepare a change order summarizing the updated services and the resulting additional costs and fees. If Falcon Heights agrees to the change order, Ghost Ridge will proceed with the services and Falcon Heights will be liable for the extra charges from those additional services. At that point, it will be Falcon Heights's responsibility to recover the extra costs directly from the homeowner.
2. Section 4.4 of the Construction Agreement states that for any future construction projects onsite that require the type of services usually provided by Ghost Ridge, Falcon Heights is required to notify you and allow you to be one of the companies that provides a bid for the project. This requirement applies to any projects where work will occur on the portions of the houses that are owned by Falcon Heights.
3. Ultimately, because Falcon Heights has ownership rights in certain parts of the houses, they can control how and when work is provided to the homeowners on the parts of the houses that Falcon Heights owns. If they would like you to begin working on the homeowner's roof now, it is up to you to decide whether you want to proceed. If you are willing to work on the homeowner's house now, instead of when you originally planned to, we can prepare a change order summarizing the additional fees payable by Falcon Heights, and give them a chance to review/approve it.

Please let me know if you have any questions.

Best,

Will Hollomon*Business Lawyer, Fortify Law*[FortifyLaw.com](https://www.fortifylaw.com)

Mobile: +1 503-564-8434

CONFIDENTIALITY NOTICE: This e-mail (and/or the attachments accompanying it) may contain confidential information belonging to the sender which is protected by the attorney-client privilege. The information is intended only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking of any action in reliance on the contents of this information is strictly prohibited. Any unauthorized interception of this transmission is illegal. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of the communication.



www.fhcacondo.com

On Mon, Jul 13, 2026 at 11:14 AM Austin Lesueur <austin@midlandempireinsurance.com> wrote:

Hi Samantha,

Thanks for reaching out on this. In reviewing your summary of the situation, here are my thoughts.

- The master policy for Falcon Heights Condo Association does not provide any coverage for the dwellings units. So, it is a good thing that the homeowner's insurance policy is paying for the interior repairs and replacement of their roof. Every condo owner should have a similar policy in place.
- In Oregon, insureds are allowed to use whichever contractor they would like to have their repairs done.
- Your question on who should make the repairs gets complicated, as it comes down to the CC&Rs and FHCOA's contract with Ghost Ridge Construction. For this, I am going to refer you to legal counsel.
- I do not see any concerns with the homeowner using her own contractor from strictly property and general liability insurance standpoints. To refer to the statement above, this is more of a legal issue than an insurance issue.
- The only concern I have would be with a *possible claim* the directors and officers policy. The board needs to complete its due diligence on this issue and abide by both the CC&R's and other legal contracts in play. If the homeowner were upset and brought suit against the directors and officers of FHCOA, we would want a clear paper trail showing the thought process and why the board acted in the manner it did. Same story if Ghost Ridge Construction is the one who is upset and brings suit. Liberty Mutual will need to know and understand why the board acted as it did in order to provide defense.

I hope this helps. Feel free to call me if you want to talk this through more. I am traveling to Lakeview this afternoon for a meeting, so cell is best. 541-591-2774.

Thanks Samantha.

Austin Lesueur

Midland Empire Insurance Agency

email: austin@midlandempireinsurance.com

B:541-882-3471

F:541-883-8195

From: Falcon Heights <falconheights97603@gmail.com>
Sent: Friday, July 10, 2026 10:35 AM
To: Austin Lesueur <austin@midlandempireinsurance.com>
Subject: Roof Insurance Question

Hi Austin,

I hope you're doing well.

I have a situation that I'd appreciate your guidance on.

We recently had a homeowner report roof leaks that resulted in water damage inside her home. Our maintenance contractor repaired the leak to stop the water intrusion; however, the roof itself has not yet been replaced. This roof is already scheduled for replacement in September under our existing roofing contract with Ghost Ridge Construction.

The homeowner filed a claim with her homeowner's insurance carrier for the resulting damage. I understand the carrier is covering the interior repairs, and apparently the policy also provides coverage related to the roof shingles as well. Shortly after filing the claim, the homeowner informed me that she had arranged for her own contractor to replace the roof immediately. She has submitted a formal request for her roof to be done by her contractor right away. She has expressed that she does not want our contractor to do the work at all, but I'm not sure we can accommodate her in this situation.

I advised her that she should not proceed until we had an opportunity to review the matter. We are responsible for the roof covering, while the homeowner is responsible for the components below the vapor barrier, along with the interior of the home. Because the roof is already included in our \$3 million roofing project with Ghost Ridge Construction, I was concerned that allowing another contractor to perform the work could create issues under our existing construction agreement.

I discussed the matter with Dallas and Ghost Ridge's attorney, who pointed me to the relevant provisions of our contract. Their interpretation is that the Association controls the work performed on the portions of the buildings it owns, and that if a roof needs to be replaced before its scheduled construction date, the contract provides a change-order process for Ghost Ridge to perform the work. The agreement also requires that Ghost Ridge be given the opportunity to bid on work involving Association-owned components.

My question is whether you see any insurance-related concerns with the homeowner proceeding with her own roofing contractor under these circumstances, or whether doing so could create issues from an insurance or risk management standpoint for the Association. My primary concern is ensuring that we do not take any action that could conflict with our contractual obligations to Ghost Ridge or otherwise expose the Association to unnecessary liability.

Before making any decision, I plan to present this matter to the Board of Directors after receiving your guidance. Depending on your recommendations, I may also ask our Association attorney to review the situation, as he assisted in drafting the construction agreement with Ghost Ridge and would be best suited to interpret any contractual implications.

I appreciate any thoughts or recommendations you may have. Give me a call if you want to discuss further or have any additional questions.

Samantha Mitchell, CMCA

Managing Agent

Falcon Heights Condominium Association



www.fhcacondo.com

BRANDSNESS, BRANDSNESS & RUDD, P.C.

ANDREW C. BRANDSNESS
MICHAEL P. RUDD
DREW A. HUMPHREY

Attorneys at Law
411 Pine Street
Klamath Falls, Oregon 97601

Telephone (541) 882-6616
Fax (541) 882-3571
www.brandsnnessrudd.com

~~~~~  
*William P. Brandsness*  
*Retired*

July 22, 2026

**Via Email Only: [tony@fhcacondo.com](mailto:tony@fhcacondo.com) and**  
**[falconheights97603@gmail.com](mailto:falconheights97603@gmail.com)**

Board of Directors  
Falcon Heights Condominium  
Association, Inc.  
Attn: Anthony Anghinetti  
10301 Preddy Ave  
Klamath Falls, OR 97603

Re: Falcon Heights Condominium Association, Inc. ("Association")  
Roof Repair Analysis

Dear Mr. Anghinetti:

You have asked me to review the issue concerning a homeowner who desires to replace the roof over the owner's residence. It is my understanding the owner desires to replace the sheeting and the shingles. It is further my understanding the owner has some money from an insurance claim; however, I do not find the source of the money to be entirely relevant.

Three facts are noteworthy. First, the Association is responsible for common areas. The common area is defined to be the underside of the shingles. The owner owns the unit, which is defined as the building underneath the shingles. This would include the sheeting.

Ghost Ridge Construction, LLC has a construction contract to upgrade the roofs. I understand the process being used is not a tear-off, but is an overlay of shingles over the existing shingles. Sheeting is not involved unless it is in need of repair.

The owner has the right to replace the sheeting, even if it does not need repair. The Association is responsible for repairing the shingles. However, the Association could delegate that to a third party. Ghost Ridge has the right to the profit that would have been made if Ghost Ridge did the work as contracted.

In an effort to resolve this situation, it would be helpful to know what Ghost Ridge would want in a change order to (a) allow another contractor to remove and replace the sheeting as desired by the owner; (b) have Ghost Ridge repair and replace the sheeting as desired by the contractor; and (c) the amount of lost profit Ghost Ridge would claim if the entire roof was removed and replaced with new materials by the owner.

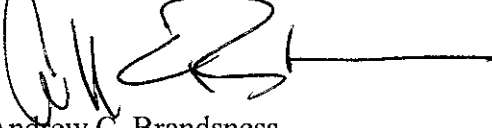
Board of Directors  
Falcon Heights Condominium  
Association, Inc.  
Attn: Anthony Anghinetti  
July 22, 2026  
Page 2

The owner would not receive reimbursement by the Association for the repair to the Association's common area unless the Association agreed to do so.

The comments made by Austin Lesueur and William Hollomon are on point and should be read in conjunction with this opinion.

Sincerely,

BRANDSNESS, BRANDSNESS & RUDD, P.C.



Andrew C. Brandsness

ACB:kab

### **Board Request – Meeting Accessibility Equipment**

I would like to request the Board's approval to purchase a 100-inch projector screen and projector for use during Association meetings, along with additional microphones and a signal repeater to improve audio quality. Based on my research, the total cost for the projector and screen is expected to be under \$600, with the audio equipment costing approximately \$250. These upgrades will significantly improve the visibility of meeting materials and the clarity of discussions, making our meetings more accessible and easier to follow for all attendees, particularly those who have difficulty seeing the television screen or hearing speakers from the back of the room. I believe these improvements will enhance homeowner participation, encourage meeting attendance, and demonstrate the Association's commitment to conducting open, inclusive, and accessible meetings.

Having researched several options I have attached the projector and screen that will work best for the community center.

4.5      123

Sponsored

Electronics › Video Projectors



Ask Alexa

Does it have wireless connectivity?

Can it be used for outdoor movie nights?

Is it easy to set up?

Why you might like this

Compare with similar

Ask something else

EPSON®  
Visit the Epson Store

Epson EpiqVision Flex CO-W01  
Portable Projector 3-Chip 3LCD,  
Widescreen, 3000 Lumens  
Color/White Brightness, 5 W  
Speaker, 300-Inch Home  
Entertainment and Work,  
Streaming Ready

4.4 (854) | Search this page

Amazon's Choice

300+ bought in past month

\$399<sup>99</sup> Price history

Or \$100<sup>00</sup> /2 weeks (x4). Select from 2 plans

Save up to 9% with business pricing. Sign up for a free Amazon Business account

Style: CO-W01

|          |                                 |
|----------|---------------------------------|
| CO-W01   | CO-FH02                         |
| \$399.99 | \$468.42<br><del>\$499.99</del> |

BrandEpson

Recommended Uses For Product

Business, Education, Gaming, Home Cinema, Outdoor Movie Night

Special Feature

Built-In Wi-Fi

Connectivity Technology

HDMI, USB

Display resolution

1280 x 800

About this item

- Display Stunning Images up to 300" — Widescreen picture four times larger than a 75" flat panel delivers an immersive experience for business presentations, home viewing and beyond
- Compact Design — Sleek, lightweight design easily fits in backpacks for easy portability on the go
- Ultra Bright Images — 3,000 lumens of color and white brightness (1) deliver outstanding-quality images in a variety of lighting conditions
- Best-in-Class Color Brightness (2) — Advanced 3-chip 3LCD technology displays 100% of the RGB color signal for every frame, allowing for outstanding color accuracy while maintaining excellent color brightness without any distracting "rainbowing" or "color brightness" issues seen with other projection technologies
- Compatible with Streaming — Connect your preferred streaming solution, such as an Apple TV, Roku, Amazon Fire TV or Android TV (3), to the built-in HDMI port to start streaming your favorite content—easy.

See more product details

Report an issue with this product or seller

\$399<sup>99</sup> Price history

FREE delivery July 29 - 30.  
Order within 13 hrs 2 mins.  
[Details](#)

Deliver to Samantha - Klamath F... 97603

Only 18 left in stock - order soon.

Quantity: 1

Add to cart

Buy Now

Shipper / SellerFast and Precise by Staples

Returns30-day refund/replacement

PaymentSecure transaction

See more

Add a protection plan:

☐ 2-Year Protection Plan for \$36.99

☐ 3-Year Protection Plan for \$48.99

☐ Complete Protect: One plan covers all eligible past and future purchases (Best Value) for \$16.99/month

Add to Auto Buy

Add to List

Other sellers on Amazon

New (23) from \$399<sup>99</sup> FREE delivery for Prime members

amazon business

Save up to 9% on this product with business-only pricing.

Create a free account

Sponsored

Electronics › Television & Video › Accessories › Projector Accessories › Projection Screens



Click to see full view

Ask Alexa

Can it be used outdoors?

Does it come with a remote?

Sponsored Why choose YODOLLA projection screens?

Is it easy to install?

Why you might like this

Ask something else

# 110" Projector Screen

## Motorized 16:9 Retractable Projection Screens | Electric Automatic Wall Ceiling Pull Down Movie Screen for Office Classroom Indoor with Remotes 4K HD 3D, White

Visit the YODOLLA Store

4.2 (1,330) | Search this page

Amazon's Choice

50+ bought in past month

-7% \$139.99 Price history

Typical price: ~~\$149.99~~

Or \$35.00 /2 weeks (x4). Select from 2 plans

Thank you for being a Prime member. Get \$150 off: Pay \$0.00 ~~\$139.99~~ upon approval for Prime Visa.

FREE Returns

Exclusive Prime price

### Delivery & Support

Select to learn more

Ships from Amazon

30-day free returns, refund/replacement

Customer Support

Model: 110" 16:9 White

|                                                                                         |                                                                                        |                                                                 |
|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>110" 16:9 White</b><br>\$139.99<br><del>\$149.99</del><br>FREE Delivery Thu, Aug 6   | <b>150" 16:9 White</b><br>\$322.99<br><del>\$339.99</del><br>FREE Delivery Wed, Aug 5  | <b>120" 4:3 White</b><br>\$139.98<br>FREE Delivery Wed, July 29 |
| <b>100" 16:9 White</b><br>\$139.99<br><del>\$149.99</del><br>FREE Delivery Wed, July 29 | <b>72" 16:9 White</b><br>\$113.99<br><del>\$139.99</del><br>FREE Delivery Thu, July 30 | <b>150" 16:9 Black</b><br>\$339.99                              |
| <b>120" 16:9 White</b><br>\$189.99<br><del>\$199.99</del><br>FREE Delivery Fri, July 31 | <b>84" 16:9 White</b><br>\$113.99<br><del>\$139.99</del><br>FREE Delivery Wed, July 29 |                                                                 |

< 1 2 >

|                    |                          |
|--------------------|--------------------------|
| Mounting Type      | Ceiling Mount            |
| Product Dimensions | 61.8"W x 98.4"H          |
| Material           | Polyvinyl Chloride (PVC) |
| Display Dimensions | 96.06 x 53.94 inches     |
| Brand              | YODOLLA                  |

### About this item

- 【Watch Before Buying】Please read the dimensions carefully and measure the size

\$139.99 Price history

FREE delivery **Thursday, August 6** for Prime members. Order within **13 hrs 44 mins**

Deliver to Samantha - Klamath F... 97603

In Stock

Quantity: 1

Add to cart

Buy Now

Ships from Amazon

Sold by YODOLLA

Returns **FREE 30-day refund/replacement**

Payment **Secure transaction**

See more

Add a protection plan:

- ☐ 2-Year Protection Plan for **\$16.99**
- ☐ 3-Year Protection Plan for **\$23.99**
- ☐ Complete Protect: One plan covers all eligible past and future purchases (Best Value) for **\$16.99/month**

Add to Auto Buy

Add to List

Sponsored

osurion protection

2 YEAR

\$36.99

Qty: 1

\$399.99

Only 18 left in stock - order soon.

Qty: 1