

**FALCON HEIGHTS CONDOMINIUM ASSOCIATION**  
**MEETING MINUTES BOARD MEETING**  
**March 21, 2024**  
**FHCA Community Center, Westbrook Drive, Klamath Falls, OR**

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**Call to Order @ 6:00 pm**

**1. Roll Call Current Board of Directors**

Tony Anghinetti - Present

John Stanton - Present

Mark Teel - Present

Dave Tatge-Present

Review and approval of February meeting minutes. Approved unanimously  
Financial report from John Stanton, Treasurer and Samantha Mitchell, Managing Agent. See attached  
Statement from Anthony Anghinetti regarding upcoming and continuing improvements to the Association.

**Old Business**

Continued discussion regarding the walking trail on Miller Hill. 4 homeowners expressed concern regarding privacy and potential fire danger.

**New Business**

Bids for adding privacy fabric to the fences bordering the walking trail have proved to be very expensive. See attached bid. There were concerns regarding longevity and being fire retardant. This was tabled for now. Other options including a 4 wire fence and additional signage were put forward. During the high fire danger months, the trail will be closed.

Bids for improvements to the park, including a dog park were presented. 2 were tabled and the dog park and outside fence repair bids were approved. See attached

A motion was made to ban all dogs from the ball field by Tony, seconded by John and approved.

Resolution 2024-01 regarding storage of garbage and recycling bins was approved. See attached

Discussion regarding moving the Wafd Cd's to the Reserve Accounts due to better interest rates as approved.

**Committee Updates**

The RV lot has 5 vacancies and the Board directed Managing Agent to have Klamath Works clear out the weeds inside the fence.

Community Center rentals are steady with about 2 rentals per month.

The Events Committee is planning the Community Yard Sale on June 15<sup>th</sup> and a Car Show on September 21<sup>st</sup>. They are seeking sponsorships for awards and offsetting expenses. The Potato Bar held in March had good attendance.

Meeting adjourned at 6:50

## Falcon Heights Condominium Assn.

## Balance Sheet

As of March 20, 2024

	<u>Mar 20, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Checking and Savings</b>	
120 · Operating Checking WF	75,231.94
121 · WF Checking 4582	1,186.50
124 · WF Reserve Savings	93,909.83
	<hr/>
<b>Total Checking and Savings</b>	170,328.27
<b>Investment Accounts</b>	
122 · WF CD 2625 60 Month	65,673.74
123 · WF CD 4072 48-59 Months	5,501.69
126 · Investment CDs- TD Ameritrade	
126A · Charles Schwab CD	250,023.25
126B · Lending Club Bank CD	249,919.75
126E · Cash/Cash Alternatives-CDs	3,086.76
	<hr/>
<b>Total 126 · Investment CDs- TD Ameritrade</b>	503,029.76
<b>Total Investment Accounts</b>	574,205.19
140 · Petty Cash	
141 · HOA Petty Cash	382.50
142 · Events Committee Petty Cash	526.40
	<hr/>
<b>Total 140 · Petty Cash</b>	908.90
600 · Discrepancy Account	31,785.33
	<hr/>
<b>Total Checking/Savings</b>	777,227.69
<b>Accounts Receivable</b>	
800 · Accounts Receivable	-19,444.28
	<hr/>
<b>Total Accounts Receivable</b>	-19,444.28
<b>Other Current Assets</b>	
820 · Undeposited Funds	3,992.50
850 · Market Appr/Depr Investment CDs	84.55
	<hr/>
<b>Total Other Current Assets</b>	4,077.05
<b>Total Current Assets</b>	761,860.46
<b>Fixed Assets</b>	
910 · Furniture & Fixtures	18,873.04
911 · Accum. Depreciation	-33,396.00
912 · Buildings	20,097.50
913 · Land	192,163.92
914 · Building Improvements	58,610.85
916 · Community Capitol Improvements	376,138.54
	<hr/>
<b>Total Fixed Assets</b>	632,487.85
<b>TOTAL ASSETS</b>	<hr/> <b>1,394,348.31</b> <hr/>

Falcon Heights Condominium Assn.  
**Balance Sheet**  
As of March 20, 2024

	<u>Mar 20, 24</u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
950 · Accounts Payable	-445.29
<b>Total Accounts Payable</b>	-445.29
<b>Total Current Liabilities</b>	-445.29
<b>Long Term Liabilities</b>	
Ghost Ridge Roofing Contract	2,877,771.94
<b>Total Long Term Liabilities</b>	2,877,771.94
<b>Total Liabilities</b>	2,877,326.65
<b>Equity</b>	
1601 · Retained Earnings	1,109,882.54
3000 · 311 - Opening Balance Equity	-3,077,674.44
960 · Reserve	369,900.00
Net Income	114,913.56
<b>Total Equity</b>	-1,482,978.34
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,394,348.31</b>

## Falcon Heights Condominium Assn.

## Profit &amp; Loss

January 1 through March 20, 2024

	<u>Jan 1 - Mar 20, 24</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4000 · Condominium Fees	172,654.34
4001 · Late Fees Collected	350.39
4002 · RV Lot Fees	3,975.00
4003 · Community Hall Rental	400.00
4004 · Events Donations	-200.00
4007 · Transfer Fees	1,250.00
4010 · Interest Income	24.47
4013 · Filing Fees	416.49
<b>Total Income</b>	<u>178,870.69</u>
<b>Gross Profit</b>	178,870.69
<b>Expense</b>	
<b>1000 · Administrative Expenses</b>	
1001 · Liab. Ins., D&O, Bond	526.00
1002 · Managing Agent Fees	12,000.00
1003 · Security Gate	1,177.90
1004 · Postage	565.93
<b>1005 · Professional Services</b>	
1005a · Legal Fees	2,018.00
1005 · Professional Services - Other	301.00
<b>Total 1005 · Professional Services</b>	<u>2,319.00</u>
1006 · Merchant deposit fees	2,041.86
1008 · Fees & Dues	112.50
1010 · Office Supplies	362.97
1011 · Events	254.62
1014 · Bank Service Charges	5.00
<b>Total 1000 · Administrative Expenses</b>	<u>19,365.78</u>
<b>1100 · Repairs &amp; Maintenance Expenses</b>	
1103 · Maint. Supplies	126.54
1105 · Buidling Maintenance	160.33
1106 · Park Maint and Supplies	614.64
1107 · Snow Removal	2,925.00
1108 · Contract Labor	600.00
<b>Total 1100 · Repairs &amp; Maintenance Expens...</b>	<u>4,426.51</u>
<b>1200 · Landscape Expenses</b>	
1201c · Alley/Gnrl Cleanup	1,656.00
1201d · Irrigation	30.00
<b>Total 1200 · Landscape Expenses</b>	<u>1,686.00</u>
<b>1300 · Water and Sewer Expenses</b>	
1307 · Sewer - Treatment	22,769.13
<b>Total 1300 · Water and Sewer Expenses</b>	<u>22,769.13</u>
<b>1400 · Utility Expenses</b>	

Falcon Heights Condominium Assn.  
**Profit & Loss**  
January 1 through March 20, 2024

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	<u>Jan 1 - Mar 20, 24</u>
1401 · Garbage	13,441.98
1402 · Computer and Internet	353.98
1403 · Gas	
1403a · Gas-Community Center	369.50
1403b · Gas-Office	268.55
	<hr/>
Total 1403 · Gas	638.05
1404 · Electricity	
1404a · Street Lights	599.53
1404b · Security Gate	64.02
1404c · Office	332.83
1404d · Community Center	156.90
	<hr/>
Total 1404 · Electricity	1,153.28
1405 · Telephone	122.42
	<hr/>
Total 1400 · Utility Expenses	15,709.71
	<hr/>
Total Expense	63,957.13
	<hr/>
Net Ordinary Income	114,913.56
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Net Income	<u><u>114,913.56</u></u>

Falcon Heights Condominium Association  
Resolution # 2024-001  
Storing Garbage and Recycling Bins

WHEREAS Falcon Heights Condominium Association needs to define CC&R Article 11.1 (f) Windows, decks and outside walls. “In order to preserve the attractive appearance of the condominium, the Board of Directors may regulate the nature of items which may be placed in or on windows, decks, patios and the outside walls so as to be visible from other units, the common elements, or outside the condominium.”

WHEREAS it is determined that garbage and recycling bins should be stored out of sight in the common area

WHEREAS it is determined that clear and concise regulations need to be developed to deter actions that are in violation of Bylaws, and to give authority to the Board of Directors to enforce such violations.

NOW THEREFORE, the Falcon Heights Condominium Association Board of Directors declares that the following action by residents shall be subject to the fine schedule currently in use:

- Not storing garbage and recycling bins out of sight from the common elements except the day before, the day of and the day after scheduled collection.

Accepted this 21st day of March, 2024 by a Board of Directors majority vote.

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Anthony Anghinetti, President

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Robert Stroope, Secretary



SUPERIOR FENCE LLC 3580 Shasta Way STE F  
 KLAMATH FALLS, OR 97603 541-883-3623 Fax: 541-884-7883  
 www.88fence.com

# ESTIMATE

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 02/21/2024

**Customer Information:**

Falcon Heights HOA  
 Attn. Samantha  
 Klamath Falls, OR

**Job Information:**

Same  
 Falcon Heights Dog Park

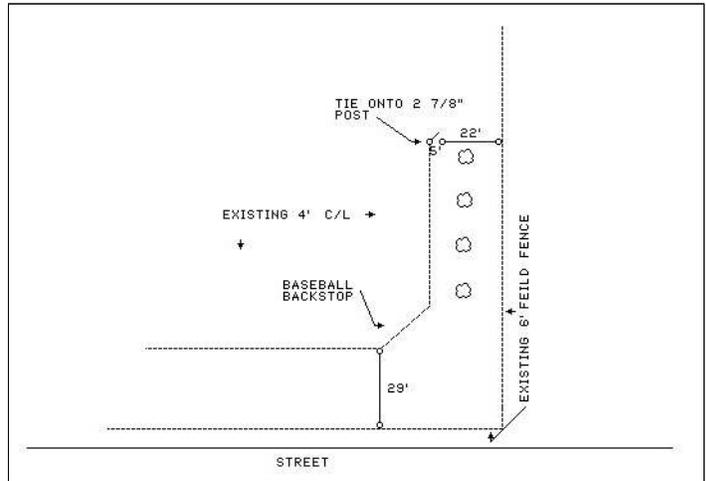
**Notes:**

- Supply and install apx. 56' of 4' high regular commercial frame chain link fence with bottom wire as per drawing. All post set in concrete.

job bid with 20WT. posts

Price \$2,145.92

Options (add to total price listed above)  
 Upgrade to 9GA C/L fabric \$132.71



**PRICE GOOD FOR 5 DAYS**

SUPERIOR FENCE LLC will have the property marked for underground utilities. Sprinkler lines will need to be marked by customer. SUPERIOR FENCE LLC is NOT responsible for any unmarked underground. If needed to dig within the area of marked lines, the client assumes responsibility for any damage to underground lines. Client is responsible for property lines and placement of fence. SUPERIOR FENCE LLC will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does SUPERIOR FENCE LLC assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed. SUPERIOR FENCE LLC shall advise the customer as to local zoning regulations but responsibility for complying with said regulations. Client is responsible for knowing CCR's of their subdivision.

SUPERIOR FENCE will assist with obtaining any needed permits. All finished fence to face the outside of framework (field and ranch fence to go to inside) unless indicated in the contract. Fence trenching and excavation of un-native ground will be an additional charge.

Any change of fence lay out or fence description will be an additional charge or credit.

\*\*\*no credit on special order material(s)\*\*\* If customer cancels job after three days, from the date the contract was signed, the down payment will be forfeited. A finance charge of 2% per month for a minimum of \$10.00 will be charged or an annual rate of 24% to any unpaid balance. The customer agrees to pay all interest and any costs incurred in the collection of this debt.

**Approved & Accepted for Customer:**

\_\_\_\_\_  
 Customer Date

**Accepted for SUPERIOR FENCE LLC:**

\_\_\_\_\_  
 Salesperson Date

Contract Amount: \$ 2145.92  
 Down Payment: \$ \_\_\_\_\_  
 Balance Due: \$ 2145.92



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# ESTIMATE

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 02/22/2024

**Customer Information:**

Falcon Heights HOA  
 Attn. Samantha  
 Klamath Falls, OR

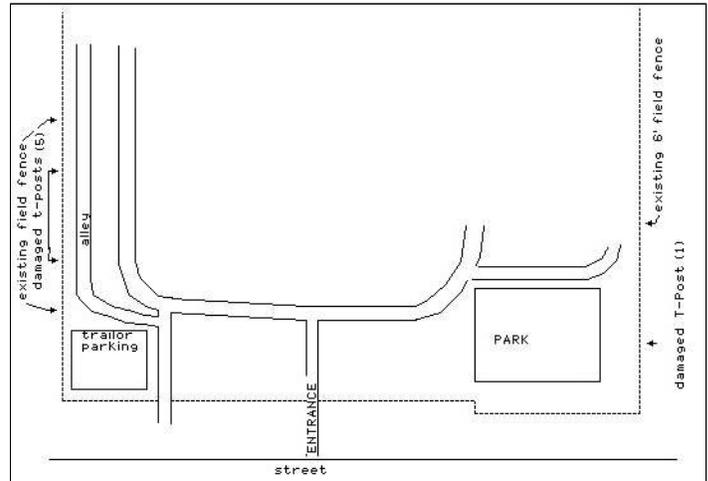
**Job Information:**

Same  
 repair t-posts

**Notes:**

- Supply and Install (6) Red or green T-posts for a 6' high field fence set in concrete as per drawing.

Price includes existing damaged T-post removal.



**PRICE GOOD FOR 5 DAYS**

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**Approved & Accepted for Customer:**

\_\_\_\_\_  
 Customer Date

**Accepted for SUPERIOR FENCE LLC:**

\_\_\_\_\_  
 Salesperson Date

Contract Amount: \$ 1148.61  
 Down Payment: \$ \_\_\_\_\_  
 Balance Due: \$ 1148.61



SUPERIOR FENCE LLC 3580 Shasta Way STE F  
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# ESTIMATE

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 03/19/2024

**Customer Information:**

Falcon Heights HOA  
 Attn, Samantha  
 Klamath Falls, OR

**Job Information:**

Same  
 Wind Screen

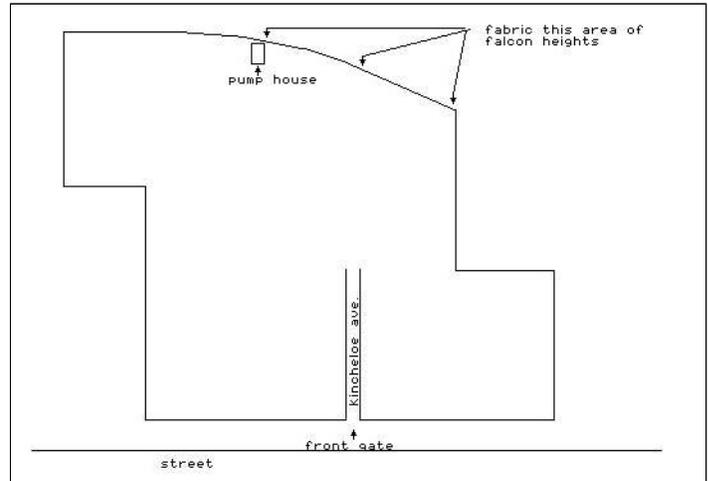
**Notes:**

- Supply and install apx. 900' of Dk green with black boarder wind block fabric as per drawing.

Clearing of vegetation and brush removal by others.

Price \$8,244.00

Option: Addto the total price listed above.  
 S/F to do the Clearing of vegetation and brush. \$1,687.50



**PRICE GOOD FOR 5 DAYS**  
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Contract Amount: \$ 8244.00  
 Down Payment: \$ \_\_\_\_\_  
 Balance Due: \$ 8244.00

**Approved & Accepted for Customer:**

\_\_\_\_\_  
 Customer Date

**Accepted for SUPERIOR FENCE LLC:**

\_\_\_\_\_  
 Salesperson Date



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 www.88fence.com

# ESTIMATE

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 02/22/2024

**Customer Information:**

Falcon Heights HOA  
 Attn. Samantha  
 Klamath Falls, OR

**Job Information:**

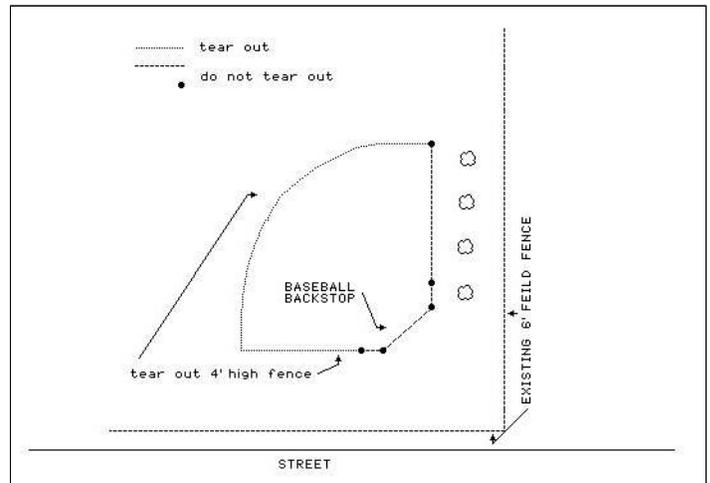
Same  
 Removal of base ball feild fencin

**Notes:**

- Supply labor to remove and haul away of apx. 500' of existing 4' high chain link fence.

Price includes existing post and concrete footing removal.

Price includes fill dirt for existing post holes.



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**Approved & Accepted for Customer:**

\_\_\_\_\_  
 Customer Date

**Accepted for SUPERIOR FENCE LLC:**

\_\_\_\_\_  
 Salesperson Date

Contract Amount: \$ 3275.00  
 Down Payment: \$ \_\_\_\_\_  
 Balance Due: \$ 3275.00



SUPERIOR FENCE LLC 3580 Shasta Way STE F  
 KLAMATH FALLS, OR 97603 541-883-3623 Fax: 541-884-7883  
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# ESTIMATE

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 02/21/2024

**Customer Information:**

Falcon Heights HOA  
 Attn. Samantha  
 Klamath Falls, OR

**Job Information:**

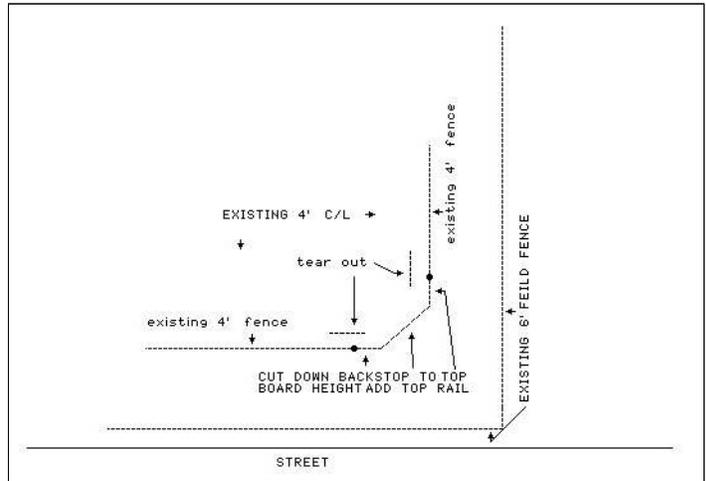
Same  
 Removal of backstop

**Notes:**

- Demo dug out fencing and apx. top 12' of backstop as per drawing.

Supply and install materials needed to add top rail on existing apx. 4 high of backstop.

Any customer supplied materials will be deducted from price.



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Contract Amount: \$ 3306.44  
 Down Payment: \$ \_\_\_\_\_  
 Balance Due: \$ 3306.44

**Approved & Accepted for Customer:**

\_\_\_\_\_  
 Customer Date

**Accepted for SUPERIOR FENCE LLC:**

\_\_\_\_\_  
 Salesperson Date