

Falcon Heights Condominium Association

Special Board of Directors Meeting Minutes

Date: Thursday, October 16, 2025

Time: 6:01 p.m.

Location: Falcon Heights Community Center, Westbrook Drive, Klamath Falls, Oregon

Call to Order

The Special Meeting of the Falcon Heights Condominium Association Board of Directors was called to order by Vice Chairman Gene Hurst at 6:01 p.m.

Roll Call

Board Members Present:

- Gene Hurst, Vice Chairman
- Anthony Anghinetti, Chairman
- Debbie Neubauer
- Bill Sharp

Board Members Absent:

- Robert Stroope
- Dave Tatge

Elizabeth Zerung has submitted her resignation to the Board due to the sale of her home.

Chairman's Report

There was no message from the Chairman at this meeting.

Treasurer's Report

There was no financial report given, as this was a special meeting convened to address Board vacancies and administrative matters.

Managing Agent's Report

There was no report from the Managing Agent at this meeting.

New Business

Item 1 – Acceptance of Resignation of Board Member Elizabeth Zerung

The Board formally acknowledged and accepted the resignation of Board Member Elizabeth Zerung, following the sale of her home.

Item 2 – Appointment of Thomas Franks to the Board

The Board voted to appoint Thomas Franks to fill the vacant Board position previously held

by Elizabeth Zerung. Mr. Franks will serve the remainder of the term through 2027.

Motion: Tony Anghinetti

Second: Bill Sharp

Vote: Passed unanimously.

Item 3 – Appointment of Deb Neubauer as Board Treasurer

The Board approved the appointment of Deb Neubauer to serve as Board Treasurer.

Motion: Tony Anghinetti

Second: Bill Sharp

Vote: Passed unanimously.

Item 4 – Removal of Elizabeth Zerung as Signer on WAFD Checking Account

A motion was made to remove Elizabeth Zerung as an authorized signer on the WAFD checking account.

Vote: Passed unanimously.

Item 5 – Appointment of Deb Neubauer as Signer on WAFD Checking Account

A motion was made to approve Deb Neubauer as an authorized signer on the WAFD checking account.

Vote: Passed unanimously.

Old Business

The Board held a continued discussion regarding past accounts, collection policies, and enforcement procedures. It was noted that specific accounts and recommendations containing personal homeowner information will be discussed only in Executive Session to protect privacy and confidentiality.

Additionally, the Board revisited prior discussions concerning the use of HOA Life, a management software program that had previously been set aside due to compatibility issues with the Association's accounting system. After further review, the Board agreed to purchase a subscription to HOA Life for use in homeowner communications, bylaw violations, and non-accounting administrative functions, excluding financial data management.

Adjournment to Executive Session

With no further business to discuss in open session, the meeting was adjourned at 6:24 p.m., and the Board entered Executive Session.

Reopening of Regular Session

The Regular Session was reopened at 7:05 p.m.

A motion was made to approve or deny the collection actions on three specific homeowner accounts.

Motion: Anthony Anghinetti

Second: Gene Hurst

Vote: Passed unanimously.

The Regular Session was adjourned at 7:21 p.m.

Respectfully submitted,

Robert Stroope, Secretary

**FALCON HEIGHTS CONDOMINIUM ASSOCIATION AGENDA FOR BOARD
MEETING**

**Thursday October 16, 2025 6:00 pm
FHCA Community Center, Westbrook Drive, Klamath Falls, OR**

Be advised that after each order of business, a short amount of time will be allocated for public comment or questions. There will be no public comment or questions permitted during Board discussions, and you must be recognized by the Board before speaking.

Call Meeting to Order

Roll Call Current Board of Directors

- Message from the Chairman- Tony Anghinetti
- Message from the Managing Agent-Samantha Mitchell

New Business

- Formally accept resignation of Board Member Elizabeth Zehrung
- Appoint Thomas Franks to fill the open board position until Jan. 2027
- Appoint Board Member Deb Neubauer to serve as Board Treasurer
- Motion to remove Elizabeth Zehrung from WaFd checking account as a signer
- Motion to approve Deb Neubauer as a signer on the Wafd checking account.

Old Business

Continued discussion regarding past due accounts, collection policies and enforcement.
**Specific accounts and recommendations to be discussed only in Executive Session.*

Public Comments and Other Matters

Next Meeting Date: Nov 13, 2025 @ 6p

Adjournment to Executive Session

Executive Session

Reopen Regular Session

Motion to approve/deny collection actions on specific accounts.

Adjournment of Regular Session