

FALCON HEIGHTS CONDOMINIUM ASSOCIATION
MEETING MINUTES BOARD MEETING
Saturday Nov 11 2023
FHCA Community Center, Westbrook Drive, Klamath Falls, OR

Call to Order @10:00 am

1. Roll Call Current Board of Directors

Tony Anghinetti - Present
Tracey Coon - Absent
John Stanton - Present
Mark Teel - Present
Dave Tatge-Present
Samantha Mitchell-Present

Consent Agenda

1. September Meeting, Agenda Items Approved and passed
2. Board Meeting Minutes: Sept 2023 approved. Tony moved to approve, seconded by John, approved
3. Financial report and update from John Stanton regarding year-to-date financial status. Now that the Water and Sewer District is paying their share of expenses, we expect to see an improvement in the financial reports going forward. We have taken the roofing and other capitol projects off of the Profit and Loss and moved them over to the Balance Sheet where they now show as an asset to community.
4. Tony discussed the high costs of improvements due to deferred maintenance of the community but feels that with the current financial plan based on the Reserve Study, and prudent oversight regarding spending, we are confident in the financial stability of the HOA.

Old Business

1. John Stanton, again, discussed the need for new board members for the upcoming election and encouraged homeowners to consider running. We will have 3 open positions and the application to is on the website for those that want to apply. The election will be held in February of 2024. The association will begin taking applications in December of 2023.

New Business

1. Tyse Dodds and Gene Hurst were appointed to the Board to fill the vacancies left by Robert Mulcare and Virginia Delong. Both new members will serve until Feb of 2024 and will have to run for a seat in the election. Motion to approve Tyse as a Board member was made by John, seconded by Mark and approved. Motion to approve Gene as a Board member was made by John, seconded by Dave and approved.
2. A draft 2024 budget was submitted by Samantha Mitchell for consideration and approval at the January meeting. **(January meeting was cancelled due to weather, rescheduled for February 17 2024)**
3. Discussion was had regarding the need for a new dishwasher in the community center. Motion by John to purchase and install a new dishwasher not to exceed 1000.00. Seconded by Tyse. Approved.

4. Discussion regarding forming a Ladies Coffee Morning. Several ideas were floated and a committee will be formed to identify ladies that may wish to come.
5. The Holiday Lighting Contest was approved with prizes as follows: 75.00 to first, 50.00 to second and 25.00 to third. Prizes will be awarded as gift cards. Motion to approve by Tony, second by John. Approved.
6. Discussion regarding the ongoing issues with mail delivery and the disrepair of the parcel boxes. Several of the boxes at each site do not work due to broken locks. The mail being shown delivered by is not in the box it is supposed to be in. We have had several substitute drivers lately and that seems to be most of the problem. Samantha will reach out to the Postmaster to relay our concerns and issues and will report back to the Board in January with possible solutions.

Committee Updates

Park and Maintenance - Mark Teel

Nothing to report

Community Center - Samantha Mitchell

Nothing to report.

RV Lot – Dave Tatge

Nothing to report.

Events – Peggy Roberts

The events committee is working on several events and will have firm dates at the next meeting.

Adjournment at 11:06 am. Motion by Tony, second by Dave.

The meeting was adjourned and moved into Executive Session regarding finalizing a contract for the remaining roofs.