

Falcon Heights Condominium Association
Board of Directors – Regular Meeting Minutes
Thursday, March 26, 2026

1. Call to Order

The meeting was called to order at 6:06 p.m.

2. Roll Call / Attendance

Board Members Present:

Anthony Anghinetti (Chair)

Bill Sharp (Vice Chair)

Greg Zopetti (Secretary)

Brent Hublitz (Director)

Bob Coon (Treasurer)

Dave Tatge (Director)

Jacob Aaron (Director)

Also Present: Samantha Mitchell, Managing Agent

3. Opening Statement

The general opening statement was read by Chair Anthony Anghinetti. (See attached.)

4. Reports

Financial Report: Presented by Treasurer Bob Coon. (See attached.)

Maintenance Report: Presented by Vice Chair Bill Sharp. (See attached.)

RV Lot Report: Director Dave Tatge reported five spaces available. Weed growth will be addressed during scheduled treatment the following week.

Administrative Report: Presented by Managing Agent Samantha Mitchell. (See attached.)

5. New Business

Proposal for Advance Distribution of Information

Director Jacob Aaron made a motion that meeting-related information be made available to homeowners via website posting, email, or physical mailing to all 290 homeowners at least 30 days prior to meetings.

The motion was seconded by Director Brent Hublitz.

Following discussion regarding administrative burden and mailing costs, the motion did not pass.

Alternative Distribution Proposal

Treasurer Bob Coon made a motion that Director Brent Hublitz would personally deliver physical copies of

such materials to all 290 homeowners.

The motion was seconded by Director Brent Hublitz, who agreed to complete the distribution.

The motion passed.

6. Additional Business

Code of Conduct and Ethics – Board Member Signature

Treasurer Bob Coon made a motion that the Board reject Director Brent Hublitz's conditional signing of the Code of Conduct and Ethics, as it was submitted with stipulations.

Director Dave Tatge made a motion to table the matter.

The motion to table was seconded by Vice Chair Bill Sharp.

The Board voted to table the matter.

Approval of Prior Meeting Minutes

The minutes for the following meetings were presented by Secretary Greg Zopetti:

January 8, 2026 , February 3, 2026, March 5, 2026

Upon review, the minutes were approved as submitted.

Policies and Procedures Manual

Chair Anthony Anghinetti provided remarks regarding the Policies and Procedures Manual.

Director Brent Hublitz read a statement submitted by Falcon Heights homeowner Judy Howe concerning the manual. (*See attached.*)

Director Jacob Aaron made a motion to table the Policies and Procedures Manual and the associated resolution until the next meeting.

The motion was seconded by Director Brent Hublitz.

The Board voted to table the Policies and Procedures Manual and associated resolution until the next meeting.

FHCA Resolution 2026-005 – Director Authority, Information Access, and Confidentiality

Chair Anthony Anghinetti read FHCA Resolution 2026-005 regarding Director Authority, Information Access, and Confidentiality. (*See attached.*)

Treasurer Bob Coon made a motion to adopt the resolution.

The motion was seconded by Director Dave Tatge.

The motion passed, and Resolution 2026-005 was adopted.

FHCA Resolution 2026-002 – Home-Based Commercial Activity

Chair Anthony Anghinetti read FHCA Resolution 2026-002 regarding clarification of home-based commercial activity. (*See attached*)

Director Brent Hublitz made a motion to table the resolution, citing concerns related to ADA considerations and provisions addressing storage exceeding 200 square feet or involving hazardous materials.

The motion to table was seconded by Director Jacob Aaron.
Following discussion, the motion to table did not pass.

Treasurer Bob Coon made a motion to adopt Resolution 2026-002 as written.
The motion was seconded by Director Dave Tatge.

The Board voted on the motion:
In favor: Anthony Anghinetti, Greg Zopetti, Bill Sharp, Bob Coon, Dave Tatge
Opposed: Brent Hublitz, Jacob Aaron

The motion passed by majority vote, and Resolution 2026-002 was adopted.

Monthly Reporting in Lieu of Off-Month Meetings

Chair Anthony Anghinetti made a motion that, in months where a regular Board meeting is not held, the Association will publish monthly reports in lieu of a meeting. These reports will include the Treasurer's Report, RV Lot Report, Managing Agent Report, and Maintenance Report.

The motion was seconded by Vice Chair Bill Sharp.

The Board voted to approve the motion unanimously, and the motion passed.

7. Homeowner & Operational Matters

A request was submitted by homeowner Ellen Russell of 10427 Preddy Avenue to have a tree removed from her front yard. (*See attached.*)

The Board discussed the request, including cost considerations, the number of trees within Falcon Heights, and the broader risks associated with tree removal.

During the discussion, homeowner John Bellon, a Klamath Falls Parks Community Relations professional and urban forester, was introduced. Mr. Bellon provided input on the benefits of retaining the tree and offered his professional perspective. He also volunteered his services to assist in addressing the situation and to serve as a landscape advisor for the community.

Following discussion, homeowner Ellen Russell agreed to retain the tree with the proposed assistance.

Chair Anthony Anghinetti made a motion that the tree remain, with assistance from John Bellen.
The motion was seconded by Secretary Greg Zopetti.

The Board voted to approve the motion, and the motion passed.

Landscape Advisor Appointment

Chair Anthony Anghinetti made a motion to accept homeowner John Bellon's offer to serve as a landscape advisor to the Board. The role will include assisting with evaluating overall landscape health, providing recommendations, and advising the Board on landscaping-related matters.

The motion was seconded by Secretary Greg Zopetti.

The Board voted to approve the motion, and the motion passed.

Director Brent Hublitz made a motion to form a committee to review and oversee this matter. The Board did not support the motion, and no committee was formed.

Mr. Bellon's resume is included for reference. *(See attached.)*

Homeowner Request – Shop Construction (10529 Schilling)

A request was presented for the construction of a shop in the backyard of 10529 Schilling. *(See attached proposal.)*

The Board discussed the request, including concerns regarding the proposed size exceeding the standard 300 square feet outlined in the applicable resolution, as well as whether a permanent concrete pad would be permissible under county regulations and the Association's insurance requirements.

The Board expressed a desire to continue working collaboratively with the homeowner while gathering additional information and clarification from the county.

Treasurer Bob Coon made a motion to research the proposal further with the county and continue working with the homeowner, without granting or denying approval at this time.

The motion was seconded by Chair Anthony Anghinetti.

The Board voted to approve the motion, and the motion passed.

Klamath County Chamber of Commerce Membership

Vice Chair Bill Sharp made a motion that the Falcon Heights Condominium Association join the Klamath County Chamber of Commerce at an annual cost of \$155. The potential benefits discussed included improved access to vendors and contractors, expanded real estate connections, and potential positive impacts on property values.

The motion was seconded by Treasurer Bob Coon.

The Board voted on the motion:

In favor: Anthony Anghinetti, Bill Sharp, Greg Zopetti, Dave Tatge

Opposed: Jacob Aaron, Brent Hublitz

The motion passed by majority vote.

8. Board Member Questions and Discussion

Director Brent Hublitz raised additional agenda questions.

- **Mr. Hublitz inquired as to the origin of the Chair's administrative adjustment regarding Board email communications.**

Chair Anthony Anghinetti explained that the direction was based on guidance from legal counsel.

- **Mr. Hublitz questioned why an organizational meeting was not held within 14 days following the annual meeting.**

Mr. Anghinetti clarified that an organizational meeting did occur immediately following the annual meeting. The annual meeting was adjourned, and the Board convened into an organizational meeting during which officers were seated.

It was noted that, while the meeting was posted on the agenda as a regular meeting, it functioned as an organizational meeting based on the actions taken. Directors seated and officers elected by the board. The mislabeling was identified as an administrative oversight.

- **Mr. Hublitz inquired why contractor vehicles were being parked in the RV lot.**

Director Dave Tatge explained that the Board had previously agreed to allow contractors to park their tool trailer and associated vehicles in the RV lot. These items do not occupy assigned spaces.

The purpose of this arrangement is to provide security for contractor equipment and reduce the risk of theft. It was further noted that if the RV lot reaches capacity and space is no longer available, contractors will be asked to move their vehicles to an alternative site.

- **Mr. Hublitz asked why there were no Board members serving on the Activities Committee.**

Secretary Greg Zopetti clarified that he is currently a member of the committee and serves in that capacity as a Board member.

To further formalize communication, Chair Anthony Anghinetti made a motion to designate Greg Zopetti as the Board liaison to the Activities Committee.

The motion was seconded by Director Brent Hublitz.

The Board voted to approve the motion unanimously, and the motion passed.

- **Mr. Hublitz inquired about the status of the investigation regarding complaints submitted by Samantha Mitchell, Billy Heater, and Paul Monteith, which had previously been distributed to the Board.**

Director Jacob Aaron made a motion to table the matter.

The motion was seconded by Treasurer Bob Coon.

The Board voted to table the matter.

Formation of Homeowner Committee – Code of Conduct Review

Mr. Anghinetti initiated a discussion regarding Director Brent Hublitz's conduct and whether it may constitute a violation of the Association's Code of Conduct and Ethics.

Mr. Anghinetti made a motion to form an independent committee to review the matter and provide findings. The committee will consist of seven Falcon Heights homeowners selected by random drawing. Volunteers may sign up at the meeting or at the Association office. Committee members must be homeowners and may not have any relation to Board members or to Mr. Hublitz.

Vice Chair Bill Sharp initially agreed to serve as Board liaison to the committee; however, due to potential conflict considerations, he withdrew. Treasurer Bob Coon then volunteered to serve as liaison.

The motion was seconded by Vice Chair Bill Sharp.

The Board voted to approve the motion, and the motion passed. A committee will be formed with Treasurer Bob Coon serving as liaison.

9. Adjournment to Executive Session

Meeting adjourned at 8:20 p.m. Board entered executive session.

10. Executive Session

Following adjournment of the regular meeting at 8:20 p.m., the Board entered into executive session.

Chair Anthony Anghinetti made a motion that Directors Jacob Aaron and Brent Hublitz be recused from the executive session due to the nature of the matters under discussion.

The motion was seconded by Vice Chair Bill Sharp.

The Board voted on the motion:

In favor: Anthony Anghinetti, Bill Sharp, Greg Zopetti, Dave Tatge, Bob Coon

Recused: Jacob Aaron, Brent Hublitz

The motion passed, and Directors Aaron and Hublitz were recused from the executive session.

11. Return to Open Session

Board returned to open session at 8:35 p.m.

A motion was made that the requested hearing be conducted as a written hearing by affidavit. All supporting documents must be submitted no later than April 17, 2026, by 4:00 p.m. The hearing is scheduled for April 30, 2026, at 6:00 p.m. It was noted that the homeowner will be notified via certified mail.

The motion was made by Vice Chair Bill Sharp and seconded by Chair Anthony Anghinetti.

The motion passed with all members present in favor.

Chair Anthony Anghinetti made a motion to schedule a special executive session on April 30, 2026, at 6:00 p.m. for the purpose of conducting the hearing and rendering a decision on the appeal.

The motion was seconded by Vice Chair Bill Sharp.

The motion passed with all members present in favor.

12. Final Adjournment

Meeting adjourned at 9:00 p.m.

APPROVED AT BOARD MEETING ON MAY 14 2026

3.26.26

Statement from the Chairman:

The Board of Directors and our contractors remain dedicated and focused on taking care of what matters most, the business of the Association and providing services to the membership.

Our revenue and spending line up with expectations and support the financial health of the association we all strive to maintain. We were able to avoid a monthly assessment increase this calendar year due to budgeting and spending within our needs and means.

As we head into the nicer weather and see more activity throughout the community, we'd like to offer a gentle reminder to please observe the posted speed limits within Falcon Heights. This applies not only to cars and trucks, but also to e-bikes and other motorized devices. We've received a few concerns recently, and with our shared roads, pedestrians, pets, and neighbors out and about, keeping speeds down helps ensure everyone's safety. We appreciate everyone doing their part to keep our community safe, enjoyable, and respectful for all.

With that out of the way, bring on a beautiful summer!

-Tony Anghinetti

Chairman of the Board

FHCA Financial Report – January & February 2026

Presented by Treasurer Bob Coon

Opening Overview

The first two months of 2026 reflect stable financial performance. Variances are primarily due to cash-basis timing, seasonal trends, and one-time maintenance items.

January Summary

Income: Condo fees slightly down (post-holiday), RV fees higher due to prepayments, fines elevated from recovered balances.

Administrative: Legal fees show a \$585 credit from recovered costs.

Expenses: RV fence repair \$5,371.35, irrigation \$3,546.36, utilities higher due to double billing.

Net Profit: \$24,824.77

February Summary

Income: All categories within normal ranges.

Administrative: Slight increase due to security gate repair (belt replacement).

Maintenance: Fence repairs, side-by-side repairs.

Building Maintenance: \$557.50 for fire extinguisher upgrades.

Net Profit: \$31,723.99

Balance Sheet Highlights

Cash flow remains stable.

Reserves: \$25,000 added in January and February.

CDs: \$250,000 plus interest.

Accounts Receivable: \$57,251.41 (2026) vs \$80,609.87 (2025), showing improvement.

Prepayments contributing to current AR position.

Accounting Update

Roofing payments tracked under Prepaid Construction Costs. Year-end adjustments will align expenses with project completion.

Key Takeaways

Financial position is strong and stable. January variances were timing-related. February normalized. Collections improved. Continued investment in maintenance and planning.

Falcon Heights Condominium Assn.

Balance Sheet

As of February 28, 2026

	Feb 28, 26
ASSETS	
Current Assets	
Checking/Savings	
Checking and Savings	
120 · Operating Checking WF	27,186.56
124 · WF Reserve Savings	140,474.88
Total Checking and Savings	167,661.44
Investment Accounts	
126 · Investment CDs- TD Ameritrade	
126E · Cash/Cash Alternatives-CDs	1,087.77
126G · Wells Fargo CD 12 month	250,337.50
Total 126 · Investment CDs- TD Ameritrade	251,425.27
Total Investment Accounts	251,425.27
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	420,872.25
Accounts Receivable	
800 · Accounts Receivable	-14,975.00
Total Accounts Receivable	-14,975.00
Other Current Assets	
820 · Undeposited Funds	645.00
850 · Market Appr/Depr Investment CDs	-229.70
860 · Pre Paid Construction Cost	720,477.03
Total Other Current Assets	720,892.33
Total Current Assets	1,126,789.58
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

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Cash Basis

Falcon Heights Condominium Assn.

Balance Sheet

As of February 28, 2026

	Feb 28, 26
Other Assets	
915 · Community Hall Deposits	-200.00
Total Other Assets	-200.00
TOTAL ASSETS	1,492,578.82
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
Total Liabilities	13,830.23
Equity	
1601 · Retained Earnings	1,052,202.33
3000 · 311 - Opening Balance Equity	-3,077,674.44
960 · Reserve	369,900.00
970 · Opening Balance Equity	3,077,771.94
Net Income	56,548.76
Total Equity	1,478,748.59
TOTAL LIABILITIES & EQUITY	1,492,578.82

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Cash Basis

Falcon Heights Condominium Assn.
Profit & Loss
 January through February 2026

	Jan 26	Feb 26	TOTAL
Ordinary Income/Expense			
Income			
4000 · Condominium Fees	61,713.94	65,959.16	127,673.10
4001 · Late Fees Collected	340.06	130.28	470.34
4002 · RV Lot Fees	1,606.67	553.33	2,160.00
4003 · Community Hall Rental	200.00	100.00	300.00
4007 · Transfer Fees	700.00	0.00	700.00
4010 · Interest Income	53.73	5.43	59.16
4013 · Filing Fees	18.06	18.06	36.12
4018 · Fines Collected	2,279.24	650.00	2,929.24
Total Income	66,911.70	67,416.26	134,327.96
Gross Profit	66,911.70	67,416.26	134,327.96
Expense			
1000 · Administrative Expenses			
1001 · Liab. Ins., D&O, Bond	2,383.58	2,383.58	4,767.16
1002 · Managing Agent Fees	4,000.00	4,000.00	8,000.00
1003 · Security Gate	296.20	732.45	1,028.65
1004 · Postage	169.23	0.00	169.23
1005 · Professional Services			
1005a · Legal Fees	-585.00	510.00	-75.00
Total 1005 · Professional Services	-585.00	510.00	-75.00
1006 · Merchant deposit fees	1,434.91	1,209.41	2,644.32
1008 · Fees & Dues	190.00	100.00	290.00
1010 · Office Supplies	216.09	352.94	569.03
1014 · Bank Service Charges	5.00	6.60	11.60
1018 · Misc Admin Expense	509.42	206.80	716.22
Total 1000 · Administrative Expenses	8,619.43	9,501.78	18,121.21
1015 · Reconciliation Discrepancies	0.01	0.00	0.01

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Cash Basis

Falcon Heights Condominium Assn.
Profit & Loss
January through February 2026

	Jan 26	Feb 26	TOTAL
1100 · Repairs & Maintenance Expenses			
1101 · General Repair	144.22	1,569.00	1,713.22
1103 · Maint. Supplies	696.42	23.40	719.82
1104 · RV Lot Repairs and Maint	5,371.35	0.00	5,371.35
1105 · Buidling Maintenance	0.00	557.50	557.50
1106 · Park Maint and Supplies	49.87	420.56	470.43
1108 · Contract Labor	400.00	400.00	800.00
1109 · Annual Maint. Contract	13,335.00	14,535.00	27,870.00
Total 1100 · Repairs & Maintenance Expenses	19,996.86	17,505.46	37,502.32
1200 · Landscape Expenses			
1201c · Alley/Gnrl Cleanup	828.00	0.00	828.00
1201d · Irrigation	3,546.36	40.44	3,586.80
1201e · Tree removal/Trim	-93.70	0.00	-93.70
Total 1200 · Landscape Expenses	4,280.66	40.44	4,321.10
1400 · Utility Expenses			
1401 · Garbage	7,503.90	7,419.30	14,923.20
1402 · Computer and Internet	174.99	391.99	566.98
1403 · Gas			
1403a · Gas-Community Center	259.37	139.87	399.24
1403b · Gas-Office	143.94	73.01	216.95
Total 1403 · Gas	403.31	212.88	616.19
1404 · Electricity			
1404a · Street Lights	707.27	354.38	1,061.65
1404b · Security Gate	87.86	41.63	129.49
1404c · Office	100.76	52.38	153.14
1404d · Community Center	168.91	69.07	237.98
Total 1404 · Electricity	1,064.80	517.46	1,582.26

Falcon Heights Condominium Assn.
Profit & Loss
January through February 2026

	Jan 26	Feb 26	TOTAL
1405 · Telephone	42.97	102.96	145.93
Total 1400 · Utility Expenses	9,189.97	8,644.59	17,834.56
Total Expense	42,086.93	35,692.27	77,779.20
Net Ordinary Income	24,824.77	31,723.99	56,548.76
Net Income	24,824.77	31,723.99	56,548.76

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Cash Basis

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

	Jan - Feb 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 · Condominium Fees	127,673.10	138,000.00	-10,326.90
4001 · Late Fees Collected	470.34	700.00	-229.66
4002 · RV Lot Fees	2,160.00	1,655.00	505.00
4003 · Community Hall Rental	300.00	400.00	-100.00
4007 · Transfer Fees	700.00	350.00	350.00
4010 · Interest Income	59.16	12.00	47.16
4018 · Fines Collected	2,929.24	220.00	2,709.24
Total Income	134,291.84	141,337.00	-7,045.16
Gross Profit	134,291.84	141,337.00	-7,045.16
Expense			
1000 · Administrative Expenses			
1001 · Liab. Ins., D&O, Bond	4,767.16	4,770.00	-2.84
1002 · Managing Agent Fees	8,000.00	8,000.00	0.00
1003 · Security Gate	1,028.65	940.00	88.65
1004 · Postage	169.23	100.00	69.23
1005 · Professional Services			
1005a · Legal Fees	-75.00	4,000.00	-4,075.00
1005b · Accounting Fees	0.00	0.00	0.00
Total 1005 · Professional Services	-75.00	4,000.00	-4,075.00
1006 · Merchant deposit fees	2,644.32	3,500.00	-855.68
1008 · Fees & Dues	290.00	400.00	-110.00
1010 · Office Supplies	569.03	325.00	244.03
1011 · Events	0.00	225.00	-225.00
1014 · Bank Service Charges	11.60	10.00	1.60
1018 · Misc Admin Expense	716.22	400.00	316.22
Total 1000 · Administrative Expenses	18,121.21	22,670.00	-4,548.79
1013 · Investment Mgt Fees	0.00	225.00	-225.00
1015 · Reconciliation Discrepancies	0.01		
1100 · Repairs & Maintenance Expenses			
1101 · General Repair	1,713.22	1,000.00	713.22
1102 · Painting	0.00	0.00	0.00

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03/25/26

Cash Basis

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

	Jan - Feb 26	Budget	\$ Over Budget
1103 · Maint. Supplies	719.82	400.00	319.82
1104 · RV Lot Repairs and Maint	5,371.35	0.00	5,371.35
1105 · Buidling Maintenance	557.50	200.00	357.50
1106 · Park Maint and Supplies	470.43	0.00	470.43
1107 · Snow Removal	0.00	2,000.00	-2,000.00
1108 · Contract Labor	800.00	800.00	0.00
1109 · Annual Maint. Contract	27,870.00	26,670.00	1,200.00
Total 1100 · Repairs & Maintenance Expenses	37,502.32	31,070.00	6,432.32
1200 · Landscape Expenses			
1201b · Upkeep, Fertilizer	0.00	0.00	0.00
1201c · Alley/Gnrl Cleanup	828.00	300.00	528.00
1201d · Irrigation	3,586.80	0.00	3,586.80
1201e · Tree removal/Trim	-93.70	1,500.00	-1,593.70
Total 1200 · Landscape Expenses	4,321.10	1,800.00	2,521.10
1400 · Utility Expenses			
1401 · Garbage	14,923.20	15,000.00	-76.80
1402 · Computer and Internet	566.98	320.00	246.98
1403 · Gas			
1403a · Gas-Community Center	399.24	320.00	79.24
1403b · Gas-Office	216.95	220.00	-3.05
Total 1403 · Gas	616.19	540.00	76.19
1404 · Electricity			
1404a · Street Lights	1,061.65	730.00	331.65
1404b · Security Gate	129.49	100.00	29.49
1404c · Office	153.14	310.00	-156.86
1404d · Community Center	237.98	200.00	37.98
Total 1404 · Electricity	1,582.26	1,340.00	242.26
1405 · Telephone	145.93	100.00	45.93
Total 1400 · Utility Expenses	17,834.56	17,300.00	534.56
Total Expense	77,779.20	73,065.00	4,714.20

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

	Jan - Feb 26	Budget	\$ Over Budget
Net Ordinary Income	56,512.64	68,272.00	-11,759.36
Net Income	56,512.64	68,272.00	-11,759.36

Facilities & Maintenance Report

HOA/Community: Falcon Heights. **Reporting Period:** February- March

Prepared By: Paul Montieth - Facilities Management Contractor **Date Submitted:** 03/25/2026

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. Some fence repairs and replacement related to rotted or broken posts. A handful of roof leaks were repaired during our wet period and various trees have been trimmed throughout the Community. The dog park and the regular park received a full clean up. Notable highlights include: clean up to prepare for summer as stated. We have been focused on common area clean up, the dog park and regular park, laying new rock, keeping roads and sidewalks clear and relocation of the compost pile on the hill. Grass seed was applied to some lawns which is called "Dormant Seeding".

- Snow shields seeds from ~~autumn cold~~ *extreme cold* and stabilizes soil temperature.
- Melting snow provides consistent moisture for optimal seed germination.
- Snow cover also prevents seed displacement and protects from birds, aiding in uniform lawn growth.

The weed sprayers are behind schedule due to a broken sprayer but are expected the beginning of April sometime. They will address the lawns, cracks in sidewalks and front entrance areas.

Overall site conditions are good and 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:

- We will be starting mowing soon!
- Prepare the irrigation system for summer.
- As soon as weather permits, painting.

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.
- **Hazards Pending:** We will still be correcting sidewalks where needed when weather permitting.
- **Sign-Off**

Submitted By: Paul Montieth Facilities Contractor

Falcon Heights Condominium Association

Manager's Report

March 26, 2026 Board Meeting

1. Administrative & Office Operations

- Continued day-to-day management and administration of Association operations at the direction of the Board of Directors, including homeowner communications, vendor coordination, and administrative oversight.
- Ongoing enforcement tracking and documentation for compliance-related matters in accordance with governing documents and Board policy.
- Prepared meeting materials, agendas, and supporting documentation to facilitate Board operations and ensure compliance with meeting requirements.
- Compiled and published the draft March 5, 2026 Special Meeting Minutes for Board review.
- Continued implementation and refinement of internal procedures, documentation standards, and Association recordkeeping practices.

2. Financial Overview

- Financial statements for January and February have been completed and distributed to the Board for review in accordance with reporting responsibilities.
- The 2024 financial review has been completed and is available at the Association office.
- Accounts receivable continues to decline as a result of consistent collection efforts and account management.

3. Maintenance & Grounds

- Oversight of maintenance operations and contractor performance remains ongoing to ensure work is completed within the scope of contract and in the best interest of the Association.
- Routine maintenance and work orders continue to be addressed in a timely manner.
- Repairs completed to common area field and gravel driveway following reported vehicle damage. Costs have been assessed to the responsible account.
- Weed abatement services have been scheduled, and the contractor is expected onsite within the next week to address early seasonal weed growth due to warmer weather conditions.
- Maintenance staff have begun seasonal preparation work, including thatching of front lawns throughout the community.
- Ongoing monitoring of common areas for compliance and maintenance needs.

4. Projects & Capital Improvements

- The multi-year roofing project continues to progress in accordance with the established contract and schedule under Board-approved planning.
- All roofs on the east side of the neighborhood—from Preddy south, including the east side of Kincheloe, the remainder of Preddy, Schilling, and Vincent—are scheduled for completion later this summer.
- In addition to the planned schedule, several additional roofs have been identified for replacement due to the severity of their condition and will be completed alongside the scheduled work.
- The roofing contract remains on track and continues to be actively managed to ensure quality, timing, and cost control.
- Through careful budgeting, disciplined expense management, and consistent reserve allocations, the Association has saved over \$200,000 over the past two years, which has been designated toward the 2026 balloon payment due at the end of April.
- Financial tracking and categorization of roofing expenses continue to align with accounting best practices.
- Continued oversight of capital improvement projects to ensure alignment with Board direction and long-term planning.

5. Compliance & Enforcement

- Continued enforcement of the Association's governing documents in a fair and consistent manner in accordance with Board-approved policies.
- Issuance of violation notices and follow-up actions as necessary.
- Ongoing documentation of violations to ensure consistency, transparency, and defensibility of enforcement actions.
- Coordination with legal counsel as needed on compliance-related matters.

6. Governance & Board Support

- Assisted the Board with preparation for meetings, elections, and governance-related matters.
- At the direction and request of the Board of Directors, conducted research and drafted the Policies & Procedures Manual, including ongoing revisions and refinements for Board review and adoption.
- At the direction and request of the Board, researched, prepared, and drafted the resolutions presented for consideration and adoption at this meeting.
- Facilitated Board operations by preparing materials and supporting implementation of Board decisions and adopted policies.
- Ongoing coordination with Board members regarding operational, procedural, and governance matters.

7. Communications

- Communicated with homeowners, vendors, contractors, and agencies on behalf of the Association in a consistent and professional manner.
- Responded to homeowner inquiries via phone, email, and in-person visits.
- Continued efforts to maintain clear, transparent, and timely communication with residents.

8. Legal & Risk Management

- Continued coordination with Association legal counsel on ongoing matters.
- Ensured operations and procedures remain in compliance with governing documents and applicable Oregon law.
- Monitored risk exposure related to compliance, property use, and operational activities.

9. Governance Clarification: Bylaws vs. Resolutions

In light of recent questions and discussions, Management provides clarification regarding the distinction between Bylaws and Resolutions.

Bylaws are foundational governing documents established at formation (1998) and may only be amended by membership approval under Article 11.

Resolutions are Board-adopted actions used to clarify, interpret, and implement governing documents under Article 6.

Resolutions do not amend bylaws and may be modified by the Board as needed.

Any amendment or addition to the Bylaws requires formal membership approval and cannot be made by the Board alone.

Respectfully Submitted

Samantha Mitchell, CMCA
Managing Agent
Falcon Heights Condo Association

To: FHCA Board of Directors

From: Judy Howe

Date: March 26, 2026

Subject: Resolutions 2026-002, 2026-005 and 2026-006 up for a vote at tonight's meeting.

I have reviewed these resolutions very carefully. Although I appreciate having a new written policies and procedures manual clarifying our bylaws, I have a number of concerns I wish to point out.

Resolution 2026-005 titled director authority, information access, and confidentiality protocol, section 3.1 states directors are entitled to reasonable access to records necessary to fulfill fiduciary duties consistent with ORS 65.771 and ORS 100.480. This statement should be amended to state directors AND HOMEOWNERS are entitled to reasonable access.... This is misleading..

Under section 4 executive session and confidentiality, 4.5.2 states a director with a personal, financial, litigation related, or other material interest distinct from the membership, generally shall recuse themselves from discussion and deliberation. And 4.5.3 states the board may determine by majority vote of disinterested directors, whether recusal is required. What about the managing agent? This must apply to the managing agent also. Also, the word "generally" and the statement that the board may vote whether recusal is required, basically gives the board the power to not recuse. The word generally should be removed and the statement about the board being able to vote whether recusal is required should be taken out completely. Even though Samantha is not a board member, conflict of interest and recusal should be the same for her.

Resolution 2026-006 policies and procedures manual, page 6, paragraph number 7 delegation and role of the managing agent, one of the duties listed is "oversees vendor coordination". Exactly what does this entail? I think a better explanation is warranted.

Page 7, paragraph D, Secretary Duties. I believe an additional statement should be made that the secretary will make available records and information requested in writing by board members or homeowners.

Page 11, paragraph A, Annual Meeting. The statement. "typical purposes of the annual meeting, include election of directors, voting on matters requiring membership approval, and presentation of association reports." my personal opinion is the association reports is too general and needs to be specified., i.e. An annual review by the chair person what was accomplished or not accomplished during the year, P & L statements, balance sheet, and a copy of the years expenditures by line item by month.

Page 12, Notice Requirements for annual and regular meetings states that at least a 3 day notice is required unless otherwise specified in the bylaws. Our bylaws are inconsistent and state three

different notice requirements, from 10 days to 7 days to 3 days. I agree that a set limit should be determined but three days is not enough time for people to plan their schedules. I think at least 7 seven days should be the minimum.

Page 14, paragraph E, Emergency Board Meetings: I don't understand the statement, " only emergency meetings of the board may be conducted solely by telephonic communication when a majority of units are principal residences." What does. " when a majority of units are principal residences" mean?

Page 17, Section III, Enforcement, Hearings, and Fines: Item #2 Violation Procedure doesn't say anything about mediation being an option. Per our bylaws, mediation IS an option, and by not stating it here it will mislead homeowners.

Page 19, Finality of Board Decisions (still under Enforcement, Hearings and Fines), this gives total authority to the board to make a decision. Not necessarily so because mediation is an option and that would be the final decision.

Page 22, Section V. #2, Annual Budget. I think that paragraph needs to be rewritten. I don't agree that the managing agent and treasurer solely should be preparing the budget. The managing agent may have useful information to help with preparing the budget, but she is not a homeowner and she doesn't know what homeowners feel our priorities should be. Her job is to manage within the approved budget. Making the statement that agent and treasurer, " at their discretion" may convene a budget committee, gives them the authority to not convene a budget committee and do it on their own. Homeowner input is very important when it comes to the budget and our priorities.

Page 24, Section VI. #4 Confidential and Restricted Records: Under the heading "The following categories are not subject to unrestricted disclosure", one of the items is Vendor Proprietary Information, subject to confidentiality. And another item is. Banking Credentials. Those are pretty general statements that I believe the board could use to refuse access to information. Homeowners and board members are legally entitled to.

Page 24, Improper or Abusive Requests: I don't think this paragraph should even be in here. Its intention is to give the board a way out of complying with an official records request.

Page 27, Section VII, Capital Improvements and Procurement, under the title "Interpretive Authority", the statement is made, "The Board of Directors retain reasonable discretion to interpret and apply article 3.7 in good faith consistent with ORS chapter 100 and the fiduciary duties imposed under ORS chapter 65." what does this mean? Are you referring to article? 3.7 of our bylaws? If so., that should be stated. And what is meant by this paragraph anyway? I also don't understand the next statement, "Such interpretations shall be documented in meeting minutes where material to project approval." is the word. " material" used to mean " having to do with"?

Page 27, also under Section VII, Capital Improvements & Procurement and under the heading Managing Agent Spending Authority, I do not agree with the statement that the managing agent may authorize routine operational expenditures not exceeding \$5000 per occurrence, acting in conjunction with the chairman and within budgeted categories. That gives total authority for Sam and Tony. To make decisions outside of board review or knowledge.

Page 27, under Competitive Bid Requirements. Under \$5,000, the managing agent may proceed without competitive bids. Would you as a homeowner hire the first person you called for an under \$5000 project without getting two or three bids? I believe at least 2 bids should be required. From \$5,000 - \$25,000 at least one bid is required, additional bids encouraged. I believe that at least 3 written bids.

Over \$25,000 a minimum 2 written bids required. I believe that 4 written bids is more appropriate. After all, it doesn't take any longer to get four bids than three bids or two bids. And as far as recordkeeping, it should be specified that a copy of the HOA's letter requesting a bid should be kept for each vendor and a copy of each vendor's written bid.

Page 28 Legal Fee Limitation, I believe the first statement needs to be rewritten to clarify and state "pursuant to the bylaws, legal fees, exceeding \$2500 per specific matter requires a vote of 50% of homeowners, except where defensive litigation applies".

This new Policies and Procedures Handbook is an extremely important document and must be perfectly clear in its wording. Ambiguity does not belong in this document. I am officially requesting that this resolution be tabled until clarification and changes can be made.

Judy Howe

FALCON HEIGHTS CONDOMINIUM ASSOCIATION

FHCA Resolution 2026-005

Director Authority, Information Access, and Confidentiality 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, pursuant to ORS 65.301 and ORS 65.357, all corporate powers shall be exercised by or under the authority of, and the affairs of the corporation managed under the direction of, the Board of Directors acting as a body; and

WHEREAS, ORS 65.357 requires directors to discharge their duties in good faith, with the care an ordinarily prudent person in a like position would exercise under similar circumstances, and in a manner reasonably believed to be in the best interests of the corporation; and

WHEREAS, ORS 100.405 authorizes the Board of Directors to act on behalf of the Association in the exercise of the powers and duties granted under the Declaration, Bylaws, and applicable law; and

WHEREAS, the Board finds it necessary and appropriate to clarify the authority of individual directors, communication channels with management, procedures for director information requests, obligations regarding confidentiality, and conflict-of-interest recusal standards to ensure orderly governance and protection of the Association;

NOW, THEREFORE, BE IT RESOLVED THAT:

Section 1. Authority of the Board as a Body

1.1 The Board acts only through duly noticed meetings with a quorum present or by unanimous written consent as permitted by ORS 65.341.

1.2 No individual director has authority to bind, direct, or obligate the Association absent formal Board action or express delegation.

1.3 Individual directors shall not represent themselves as authorized to speak for the Board unless expressly authorized.

Section 2. Direction of Management and Contractors

2.1 The Managing Agent reports to the Board collectively. Contractors report to the Managing Agent.

2.2 Operational direction shall occur only:

Through majority vote of the Board; or

Through the direction of the duly elected Board Chairman acting pursuant to authority granted by the Board; or

In the absence of the Chairman, through the duly elected Vice Chairman acting within such delegated authority.

2.3 Individual directors may not independently assign projects, direct workflow, demand action outside procedures, or interfere with operations.

Section 3. Director Requests for Information

3.1 Directors are entitled to reasonable access to records necessary to fulfill fiduciary duties consistent with ORS 65.771 and ORS 100.480.

3.2 Requests must be made in good faith, relate to legitimate Association business, and not unreasonably disrupt operations.

3.3 Management may consolidate duplicative requests, refer to previously provided materials, and respond within a reasonable timeframe.

Section 4. Executive Session and Confidentiality

4.1 Executive session matters including legal advice, litigation, delinquency, personnel, contract negotiations, and disciplinary matters are confidential pursuant to ORS 100.420.

4.2 Directors shall not disclose confidential or privileged information absent Board authorization.

4.3 Unauthorized disclosure of attorney-client communications may waive privilege and constitute breach of fiduciary duty.

4.4 Disclosure of confidential information may constitute breach of fiduciary duty under ORS 65.357.

4.5 Conflict of Interest and Recusal

4.5.1 Any director with an actual or potential conflict shall disclose the nature of such conflict.

4.5.2 A director with a personal, financial, litigation-related, or other material interest distinct from the membership generally shall recuse from discussion and deliberation.

4.5.3 The Board may determine by majority vote of disinterested directors whether recusal is required.

Section 5. Enforcement

5.1 The Board may issue written censure, remove an officer position, restrict privileged communications where permissible, or take other lawful action.

5.2 Nothing herein alters statutory removal procedures under ORS 65.324

Section 6. Neutral Application

This Resolution applies equally to all current and future directors.

Section 7. Effective Date

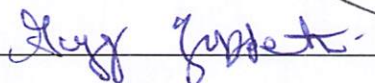
This Resolution becomes effective immediately upon adoption.

ADOPTED this 26 day of March, 2026.

Chairman: Anthony Anghinetti

 3/26/26

Secretary: Greg Zopetti

 3/26/26

RESOLUTION 2026-002

FALCON HEIGHTS CONDOMINIUM ASSOCIATION

Clarifying Home-Based Commercial Activity

WHEREAS, Section 11 11.1(a) of the Falcon Heights Condominium Association Bylaws states that units are for residential use and that no commercial activities of any kind shall be carried on without the consent of the Board of Directors or Manager, except for activities relating to the rental or sale of units; and

WHEREAS, this provision does not prohibit a unit owner from performing typical business tasks within their residence, such as maintaining a professional library, handling professional calls or records, or conferring with business associates or clients; and

WHEREAS, this bylaw was established nearly twenty (20) years ago, prior to today's significant growth in home-based work and small business models, as approximately 50% of U.S. businesses now operate from a home location, and home-based entrepreneurship continues to expand nationwide; and

WHEREAS, the Board recognizes that certain home-based commercial activity may be compatible with residential living when properly regulated to protect property values, peace, quiet enjoyment, safety, parking availability, and insurance liability limitations; and

NOW, THEREFORE, BE IT RESOLVED, that the Falcon Heights Condominium Association Board of Directors hereby adopts the following standards and guidelines for permitted home-based commercial activity within residential units, subject to prior approval.

SECTION 1 — Definitions

1.1 Home-Based Commercial Activity

Any profit-seeking business, trade, service, or commercial enterprise conducted from a residential unit.

1.2 Professional/Administrative Activity

Remote work or business activity that does not involve client visits, sales transactions on site, commercial deliveries exceeding standard residential levels, or visible business operations.

SECTION 2 — Permitted Activities (With Written Approval)

The following activities may be approved on a case-by-case basis:

- Professional or consulting services conducted fully inside the unit.
- Virtual or remote business operations with no on-site customers.
- Home-based tutoring, small wellness sessions, or appointment-based services with no more than four (4) client visits per day and no signage.
- Small-scale online retail operations, provided that shipments do not exceed normal residential delivery levels and no customer pickup occurs on site.

SECTION 3 — Prohibited Activities

The following activities shall not be permitted:

- External business signage of any kind.
- Outdoor business operations, displays, or equipment.
- Customer pickup or drop-off beyond normal residential delivery.
- Storage exceeding 200 square feet or involving hazardous materials.
- Traffic, noise, or parking impacts beyond residential norms.
- Any activity requiring a separate entrance, violation of insurance requirements, or creating safety hazards.
- On-site retail space open to the public
- Regular business hours advertised to the public
- In home care facilities
- Any business with employees or independent contractors.
- Any business operation that creates an increased risk of bodily injury or property damage.

SECTION 4 — Application Requirements

All unit owners seeking permission for a home-based activity must submit a written request stating:

- Type of business or service
- Anticipated number of weekly client visits (if any)
- Parking considerations
- Any products, materials, or equipment stored on site
- Expected delivery frequency
- Hours of operation

Approval must be granted in writing before commercial activity begins.

Approvals are valid for one (1) year and are subject to renewal. The Board may revoke approval at any time for violation of conditions or community impact.

SECTION 5 — Insurance Requirements

The Board may require the homeowner to provide proof of liability insurance for the business activity and may require the homeowner to name the Association as an additional insured if warranted. A homeowners insurance policy will not be accepted – proof of commercial insurance, in-force, in the name of the business must be provided. Liability limits on these commercial policies must be equal to or greater than the liability limits on the Condo Owners Association policy.

Homeowners must hold the Association harmless against any and all liability arising from commercial activity conducted in their unit.

SECTION 6 — Interpretation

This resolution does not replace Section 11 / 11.1(a) of the Bylaws.

It clarifies how the Association will interpret home-based business requests and enforce the consent requirement referenced in the Bylaws.

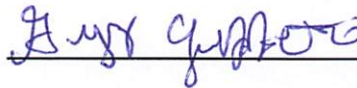
ADOPTED BY THE BOARD OF DIRECTORS

Falcon Heights Condominium Association

This 26 day of March, 2026.

 3/26/26

Anthony Anghinetti, Chairman

 3/26/26

Greg Zoppetti, Secretary



Falcon Heights <falconheights97603@gmail.com>

New contact form message for Falcon Heights HOA via Contact Us

1 message

Fri, Feb 27, 2026 at 3:02 PM
ns.godaddy.com>

To: Falcon Heights HOA <falconheights97603@gmail.com>

Falcon Heights HOA received a new message.

Name

ELLEN RUSSELL

Email

[REDACTED]

Message

To the board of directors: I would like to request to the board of director's to remove the large pine tree in the front yard at 10427 Preddy Ave. My phone number is [REDACTED]

Device

mobile

Language

en-US

Submitted_from

Contact

Open Conversations

Want to forward this message to your team?

[Invite them to join your Conversations inbox instead](#)

This message came from your contact form, Falcon Heights HOA

Falcon Heights Condominium Association Board of Directors
Tree Assessment Report - 10427 Preddy Avenue

The following report is provided regarding the pine tree located in the common area at 10427 Preddy Avenue. After multiple inspections spanning two decades my findings are:

- Austrian Pine (*Pinus nigra*) approximately >50 years in age
- Tree vigor is normal
- Scaffold branches, limbs, twigs and foliage are healthy and intact
- Cones measuring approximately 2-3" long are present and sparse
- Abiotic disorders or invasive pests do not appear present
- Lower branch removal apparent, with no indication of large branch failures
- Roots show no sign of trunk girdling and reside well below surrounding soil surfaces
- Site changes, ground disturbance or root damage have not occurred
- All infrastructure remains unaffected by root activity including proximity pavements
- Sewer line damage or root infiltration have not occurred based on reports by owners
- Trunk shows signs of past Sequoia Pitch Moth larvae activity via small resin masses
- Tree provides shading of house, proximity lawn and surrounding pavements
- Tree provides diffusion of buffeting winds and collection of airborne particulates
- Resident and migratory birds occupy the tree sporadically for various purposes
- Leaf (pine needle) cast and cone drop are removed frequently by contractors
- Leaf cast on proximity roof and gutter with gutter guards observed in late fall months
- Approximate tree valuation is calculated at >\$10,000 based on *Council of Tree and Landscape Appraisers Plant Appraisal Workbook* using the *Trunk Formula Method*.

Treatment considerations:

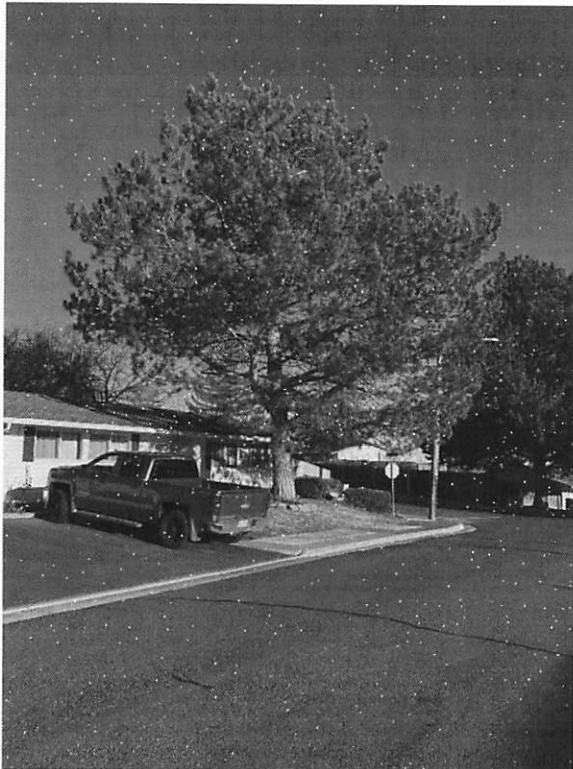
- Remove several select tree branches projecting over rood line (not critical)
- Remove concrete blocks surrounding tree base, reduce soil contact, mulch base
- Remove reachable resin masses from trunk for aesthetics and possible control

In summary, the Austrian Pine tree is in healthy condition, presenting low risk of failures. The tree offers multiple ecosystem benefits to the property and other facilities and supports the surrounding community forest collective. Conifer trees and evergreen woody shrubs provide the foundation for landscapes and urban forests. Tree removal

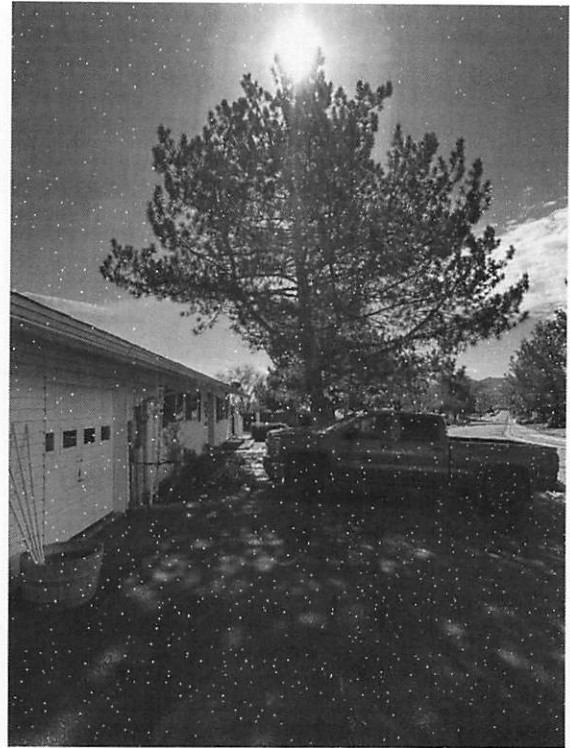
Falcon Heights Condominium Association Board of Directors
Tree Assessment Report - 10427 Preddy Avenue

and stump grind is estimated at \$2,500 not including the elimination of stump grind chips and refilling of hole with suitable topsoil. Loss of tree shade and minor wind diffusion will result in additional watering requirements of the challenging southwest facing lawn beneath. Replanting of a suitable replacement tree is estimated at >\$400 with no certainty of exchange for long-term tangible benefits and value provided by the current tree.

Pine tree on evening of March 14, 2026



Pine tree late morning of March 15, 2026



Healthy, stable Austrian Pine tree with generous clearance above roofline.

Provides shading of living and dining rooms during late afternoon and early evening hours. Residence is not equipped with full home forced air conditioning system.

Southwest facing lawn on moderately steep slope struggles to retain short duration irrigation moisture. Further soil droughting may occur due to loss of

Falcon Heights Condominium Association Board of Directors
Tree Assessment Report - 10427 Preddy Avenue

irrigation retention if exposed to additional hours of full sun and prevailing winds.

Tree shade delays spring and summer heating of roofs, pavements ("heat island effect") and vehicles throughout the morning and early afternoon hours.

Heat island effect is delayed on the neighboring infrastructure and residence during the early day hours.

Conifer trees strategically placed near a residence can diffuse cold winter winds that carry away heat thereby reducing utility costs and extending the longevity of heating system components.

Healthy mature trees in the landscape can increase property and neighborhood values and help with appeal during resale.

FHCA Board of Directors,

February 26, 2026

This letter is written to offer you and our fellow residents my specialized arboricultural and landscape consultant services at no cost to the Association. My reward would be the satisfaction of helping us further improve quality of life and economic benefits in our small community.

During my first year as a resident in Falcon Heights, neighbors, along with the managing agent, requested that I form a landscape committee to help others with general guidance. This soon led to the development of standard practices for care of our vegetative common areas. Suitable maintenance practices were not yet established, nor did we have a defining scope of work with clear specifications written to secure competent yard maintenance contractors chosen through a competent process. We soon accomplished those tasks. My duties later progressed to Interim Chairman of the Board until such time all units within Falcon Heights were remodeled and sold. Our interim board worked exhaustively to ensure residents' concerns were addressed and use of best practices would advance the community steadily toward measurable improvement as the current FHCA board of directors and management agent continue in even greater respects today.

As City of Klamath Falls Parks Community Relations Manager and Urban Forester, my stewardship responsibilities include managing parks, developing green spaces and recreational facilities entrusted to the municipality. This position also consists of the management of many thousands of trees along our neighborhood streets, our downtown, beautification areas, parks and forested lands. This position was in part made possible following my established history of education and experience in each domain of the "green industry", some of which I humbly share with you in a separate document. I enjoy building partnerships with Federal, State, County agencies, non-profits and businesses to further accomplish improvement of our parks, design and construct new parks and continue designing and installing beautification areas that promote community image and livability.

An attribute I can offer is that of an urban forester teaching about the health and property value benefits a well-managed tree canopy provides. I continue my academic education and field experience as an ISA certified arborist of 30 years with professional tree care and pruning experience stemming back in advance of receiving my degree in landscape development in 1982. My services include tree hazard evaluation and risk assessment supported by years of acquired education and skill essential to make objective determinations about treatment options of trees. As needed, my abilities include writing of tree work specifications, teaching and guiding green industry contractors, and, if needed, establishing court approved, insurance company recognized valuation for plants and trees using Council of Tree and Landscape Appraisers methodologies.

My work continues with the City of Klamath Falls accomplishing community enhancement projects and elevating the level of tree care. This passion once again includes investing available energies to help the Board and Managing Agent further enrich the lives of our residents and neighbors in this community of Falcon Heights.

Respectfully,

John Bellon
10425 Preddy Avenue
abriesbellonserre97@gmail.com
541-281-8101

John Bellon | Professional Biography | Abridged

- ✓ *Landscape Development* degree graduate—Lane College, University of Oregon
- ✓ Apprentice program—*Owens Rose Garden*—Eugene, Oregon
- ✓ Lead worker in distinguished landscape maintenance businesses—Eugene, Oregon
- ✓ Lead landscape practices/tree care operations—*Baker's Nursery*—Klamath Falls
- ✓ Perform as nurseryman and landscaper—*Homestead Garden Center*—Bend, OR
- ✓ Lead landscape maintenance specialist—*Landsystems Nursery*—Bend, OR
- ✓ Manager, nurseryman, landscape designer/builder—*Torii Gardens*—Bend, Oregon
- ✓ Owner, design-build landscape business—*John Bellon Landscapes* —Bend, Oregon
- ✓ President Elect—*Oregon Landscape Contractors Association*— Central OR Chapter
- ✓ 20 yr. Board of Director—*Oregon Urban and Community Forestry Council*—ODF
- ✓ Performed position of *Parks Superintendent/City Arborist*—City of Klamath Falls
- ✓ Coordinate formation of the *Klamath Community Forestry Council* (K. Tree League)
- ✓ Coordinate build and care of *Klamath Community Arboretum*— OIT campus
- ✓ Established Klamath Falls *Outstanding Trees* registry to highlight significant trees
- ✓ Graduate—*Community Trees Management Institute*—Silver Falls State Park
- ✓ Accomplish design/build/consulting of urban area beautification projects
- ✓ Graduate—*Resource Management School*—Port Townsend, Washington
- ✓ Developed *City of Klamath Falls Tree Ordinance*—2022, updated 2024
- ✓ Manage traditional forest—assist *Moore Park Forest Management Plan* draft, *plus*
- ✓ Partner w/ODF, ODFW, USFWS agencies on forest/wetlands maintenance regimens
- ✓ Completed tree inventory and mapping of park trees—*Malin Park*—City of Malin
- ✓ Recipient of 2 state *Individual of the Year* awards—Oregon Community Trees (OCT)
- ✓ Present as guest speaker at Oregon Community Tree annual conferences
- ✓ Acquired *Certified Playground Safety Inspector (CPSI)* certification
- ✓ Oversee management—*Ella Redkey Pool*—City of K.F. municipal swimming pool
- ✓ Acquired *Certified Pool Operator (CPO)* certifications—State of Oregon
- ✓ Maintain, design-build, and develop multiple City and non-city parks
- ✓ Developed multiple recreational facilities throughout Klamath Falls urban area
- ✓ Provide tree and landscape presentations for District Garden Clubs and others
- ✓ Guided the draft and adoption of the *City of Klamath Falls Parks Master Plan*
- ✓ Produced 11-part YouTube series "*Pruning with the Pros*" w/Oregon State University
- ✓ Developed *Klamath Falls Street Tree Plan*
- ✓ Review and approve developer landscape plans—City Planning Department
- ✓ Provide City required training of tree companies for application for business license
- ✓ Coordinate *Arbor Day* tree planting events at City, County, and private school's
- ✓ Accomplish *Tree City USA* recognition of City of Klamath Falls for 23 years to date
- ✓ Provide private property tree consultation and guidance throughout the Basin
- ✓ Hold the position as *City Parks Community Relations Manager and Urban Forester*

*These activities are not necessarily in chronological order, nor dates provided for brevity.

Development Projects for the City of Klamath Falls

Design and install landscape at Hwy 97 north *Welcome to City of Klamath Falls* entryway sign

Design and plant trees at 905 Main Street, Oregon Bank Building plaza park

Design landscape plans for ODOT medians at Hwy 140 east and Hwy 39 south junction

Design and install treescape above *One Stop Auto* car salvage yard along Hwy 97 north

Design and install landscape in City Hall and Administration parking lot planters, parking strip

Design and install landscape along Lakeshore Drive at Moore Park Marina #1

Design and install landscape medians in South Sixth Street from Washburn Way to Arthur St

Design and install landscape of both sides of South Sixth Street overpass vegetation areas

Design and install landscape beds along Main St above Veterans Memorial Park

Design and install pathways and treescape at South Side Park open space

Redesign landscape medians in South Sixth Street from Washburn Way to Arthur St

Design and install landscape in Moore Park Marina #2 parking lot planter beds

Design and install landscape in parking lot planters and drive through at City Finance, 222 S 6th

Design and install pathways and treescape at north end of Kit Carson/Eulalona Park

Design and install landscape in Sugarman's Corner Park

Create partnership with Sky Lakes to build the Nature Playground in Eulalona Park

Design and install landscape in Prospect and Upham streets median (below C&D Burger Shop)

Partner with Sky Lakes Foundation to design and build Klamath Commons Park at 1118 Main St

Redesign and install landscape planter beds at City Hall along 226 S. 5th and Walnut streets

Redesign and install landscape along Walnut Street planter bed at City Finance, 222 S. 6th

Build on earlier design progress at Eulalona Park with constructing the off-leash area dog park

Influence on design of business and commercial property landscapes

Create project partnerships and design influence to build Baldwin Park at 39 Main Street

Designing landscape in new Moore Park parking lot planter beds and beyond

Designing new Rotorua Garden landscape in Veterans Memorial Park near Center Street

Maintenance of these and many more projects is done by City Park staff and contractors

X

1 of 2

10529

Schilling

Keelin

Anderson

KJ Unused 23FT x 22FT Double Garage Metal shed

Model: K2223G
Installation instructions are included in the box.

All steel structure double garage metal shed K2223G has the characteristics of high fire resistance, corrosion resistance and long service life. It is mainly composed of steel, including steel structure, steel beam, steel structure, steel roof trusses. Each component is connected by bolts and screws. The roof and walls made of composite PPGI board which is galvanized steel coated with polyurethane for preventing rust and corrosion. It is ideal for car garage, workshop or storage.

SPECIFICATIONS

- Overall dimension: 23FT(L) x 23FT(W) x 13FT(H)
- Storage capacity: Approx. 50 bags of
- Main frame: 14 Gauge Truss every 2.3' Square Type
- Sheet Metal Gauge: 26 Gauge
- Two Ramp doors open: 8.5FT(W) x 7.5FT(H) (Excluding doors)
- With one side entrance door
- Roof with reinforcement
- Reference snow load: 130 PSF
- Reference wind load: 175 MPH
- Color: Red-brown
- Beautiful appearance, different colors
- Service life: 15-20 years

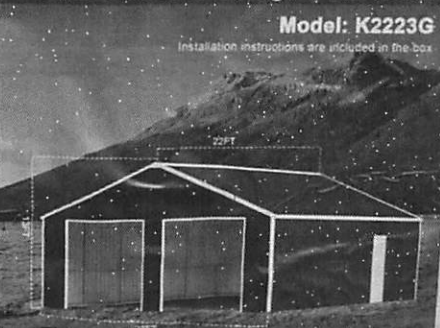
Features & Advantages:
Advanced smart connecting brackets easy for installation.
Heavy-duty:
Use much more thicker material than other competitors at the site.

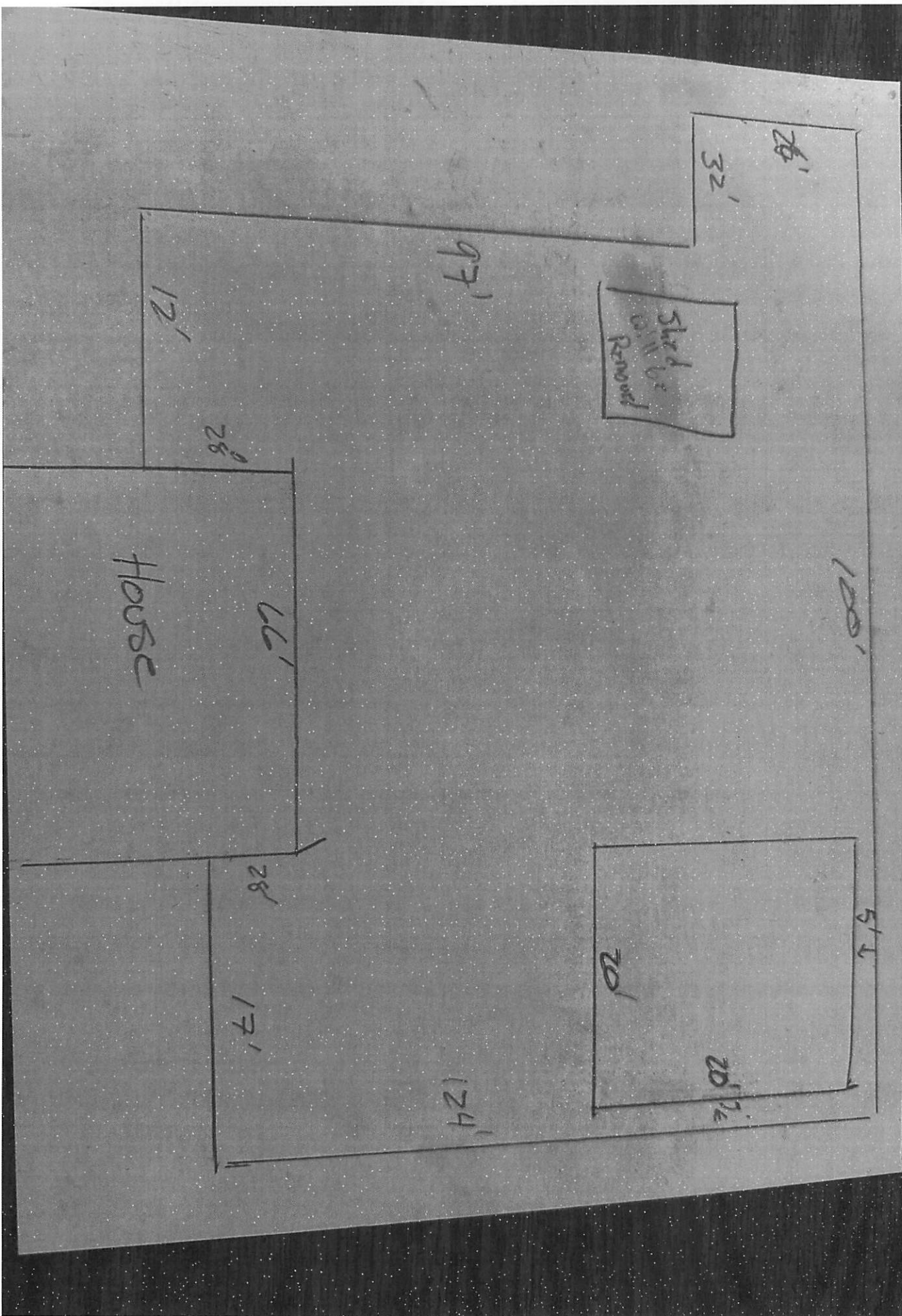
23FT x 22FT

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26 MARCH 2026 ADDITIONAL AGENDA DISCUSSION ITEMS:

-Where did the Chairman's administrative adjustment emailed to board members on 6 MAR 26 (professional opinion originate?) (Lack of transparency.)

-If it was legal counsel (documentation requested), the entire association has a right to know; they're paying the legal fees. I will provide all emails and responses.

-Why hasn't there been an organizational meeting that Brent Hublitz has requested multiple times within 14 days? I will provide all emails/requests. **Bylaws 3.10**

-Contractors personal vehicle stored in RV lot for multiple days at a time. This is not what the RV lot is designed for. **Bylaws 11.1 (G).**

-Who is the board member of the activities committee? **Bylaws 3.7(L).**

-Update on requested investigation concerning Samantha Mitchell, Billy Heater, and Paul Monteirh's that was emailed to the entire board with no response. I will provide all emails and photographs.

-Request audio hookup/availability for at least two audio recordings that need to be heard by the board and association. If there is no audio availability, I will bring my personal bluetooth speaker to play the recordings.

Samantha, Please ensure each member of the board receives a copy of this packet. I will ensure at least one board member and legal counsel receives it so any potential accusations of not receiving it or distributing it are non-existent.

Brent Hublitz