

MEETING MINUTES  
FALCON HEIGHTS CONDO ASSOCIATION  
REGULAR BOARD MEETING  
Nov 14, 2024

Meeting was called to order at 6:03 pm

Roll call of current Board members present:

John Stanton  
Tony Anghinetti  
Mark Teel  
Gene Hurst  
Dave Tatge  
Samantha Mitchell

Financial report given by Board Treasurer, John Stanton. See attached reports

There was no statement given by the chairman Tony Anghinetti

**Consent Agenda:**

Neubauer backyard outbuildings and deck approved  
Tatge skylight installation approved  
Meeting Minutes from July 11 and Sept 12 approved

**New Business**

Resolution 2024-03 Adopting Outbuilding Construction Guidelines. Approved. See attached  
Resolution 2024-04 Adopting Structures and Trailers used as dwellings. Tabled until Jan 2025  
Resolution 2024-05 Adopting Authority to Access, Clear and Maintain Common and Limited used areas. Approved. See attached  
Motion to increase late fees to 25.00 effective Jan 1 2025. Passed  
Motion to increase transfer fees to 350.00 effective Jan 1 2025. Passed  
Motion was made to do away with the Winter Parking Rules, approved by all but Dave Tatge

Samantha Mitchell presented the draft 2025 budget. Discussion was had regarding the increase in garbage fees and other expenses that are projected to increase next year. Board asked Samantha to form a Budget Committee of homeowners to help with the budgeting process. Draft Budget attached.

**Old Business:**

Draft copies of the MOU and Lease agreements were given to the Board for consideration and will be addressed at the next meeting.

**Adjournment at 7:44pm**

9:44 AM  
11/13/24  
Cash Basis

Falcon Heights Condominium Assn.  
**Balance Sheet**  
As of November 13, 2024

	Nov 13, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Checking and Savings</b>	
120 · Operating Checking WF	9,736.56
121 · WF Checking 4582	1,186.50
124 · WF Reserve Savings	470.52
<b>Total Checking and Savings</b>	<b>11,393.58</b>
<b>Investment Accounts</b>	
126 · Investment CDs- TD Ameritrade	
126A · Charles Schwab CD	250,023.25
126E · Cash/Cash Alternatives-CDs	-3,538.24
<b>Total 126 · Investment CDs- TD Ameritrade</b>	<b>246,485.01</b>
<b>Total Investment Accounts</b>	<b>246,485.01</b>
<b>140 · Petty Cash</b>	
141 · HOA Petty Cash	407.53
142 · Events Committee Petty Cash	526.40
<b>Total 140 · Petty Cash</b>	<b>933.93</b>
<b>Total Checking/Savings</b>	<b>258,812.52</b>
<b>Accounts Receivable</b>	
800 · Accounts Receivable	-5,770.90
<b>Total Accounts Receivable</b>	<b>-5,770.90</b>
<b>Other Current Assets</b>	
820 · Undeposited Funds	3,712.50
850 · Market Appr/Depr Investment CDs	84.55
<b>Total Other Current Assets</b>	<b>3,797.05</b>
<b>Total Current Assets</b>	<b>256,838.67</b>

9:44 AM  
11/13/24  
Cash Basis

Falcon Heights Condominium Assn.  
**Balance Sheet**  
As of November 13, 2024

	Nov 13, 24
<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	35,030.00
916 · Community Capitol Improvements	399,719.39
<b>Total Fixed Assets</b>	<b>632,487.85</b>
<b>TOTAL ASSETS</b>	<b>889,326.52</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
950 · Accounts Payable	-445.29
<b>Total Accounts Payable</b>	<b>-445.29</b>
<b>Total Current Liabilities</b>	<b>-445.29</b>
<b>Long Term Liabilities</b>	
Ghost Ridge Roofing Contract	2,277,771.94
<b>Total Long Term Liabilities</b>	<b>2,277,771.94</b>
<b>Total Liabilities</b>	<b>2,277,326.65</b>
<b>Equity</b>	
1601 · Retained Earnings	1,078,250.91
3000 · 311 - Opening Balance Equity	-3,077,674.44
960 · Reserve	369,900.00
Net Income	241,523.40
<b>Total Equity</b>	<b>-1,388,000.13</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>889,326.52</b>

9:39 AM

11/13/24

Accrual Basis

## Falcon Heights Condominium Assn.

## Profit &amp; Loss

January through December 2024

	Jan - Dec 24
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4000 · Condominium Fees	637,815.00
4001 · Late Fees Collected	2,954.32
4002 · RV Lot Fees	7,690.00
4003 · Community Hall Rental	1,350.00
4004 · Events Donations	1,473.07
4005 · Returned Check Charges	25.00
4006 · Excess Garbage Fees	247.92
4007 · Transfer Fees	5,750.00
4010 · Interest Income	13,933.11
4017 · Miscellaneous Income	-21,190.72
4018 · Fines Collected	475.00
<b>Total Income</b>	<b>692,904.14</b>
<b>Gross Profit</b>	<b>692,904.14</b>
<b>Expense</b>	
1000 · Administrative Expenses	
1001 · Liab. Ins., D&O, Bond	10,578.07
1002 · Managing Agent Fees	46,000.00
1003 · Security Gate	3,694.48
1004 · Postage	664.43
1005 · Professional Services	
1005a · Legal Fees	6,458.44
1005 · Professional Services - Other	-101.00
<b>Total 1005 · Professional Services</b>	<b>6,357.44</b>
1006 · Merchant deposit fees	9,233.50
1008 · Fees & Dues	100.00
1010 · Office Supplies	1,799.40
1011 · Events	506.21
1014 · Bank Service Charges	-82.16
1015 · Reconciliation Discrepancies	0.65

9:39 AM

11/13/24

Accrual Basis

## Falcon Heights Condominium Assn.

## Profit &amp; Loss

January through December 2024

	Jan - Dec 24
1016 · Print, Flyers, Deliver	183.38
1018 · Misc Admin Expense	239.00
<b>Total 1000 · Administrative Expenses</b>	<b>79,274.40</b>
<b>1100 · Repairs &amp; Maintenance Expenses</b>	
1101 · General Repair	3,234.46
1102 · Painting	29,000.00
1103 · Maint. Supplies	2,427.75
1105 · Buidling Maintenance	2,458.97
1106 · Park Maint and Supplies	2,190.19
1107 · Snow Removal	2,925.00
1108 · Contract Labor	3,500.00
1100 · Repairs & Maintenance Expenses - Other	7.96
<b>Total 1100 · Repairs &amp; Maintenance Expenses</b>	<b>45,744.33</b>
<b>1200 · Landscape Expenses</b>	
1201a · Mowing Contract	123,750.00
1201b · Upkeep, Fertilizer	6,586.63
1201c · Alley/Gnrl Cleanup	7,870.59
1201d · Irrigation	12,529.84
1201e · Tree removal/Trim	7,175.00
<b>Total 1200 · Landscape Expenses</b>	<b>157,912.06</b>
<b>1300 · Water and Sewer Expenses</b>	
1307 · Sewer - Treatment	65,924.62
<b>Total 1300 · Water and Sewer Expenses</b>	<b>65,924.62</b>
<b>1400 · Utility Expenses</b>	
1401 · Garbage	66,469.45
1402 · Computer and Internet	2,030.56
1403 · Gas	
1403a · Gas-Community Center	704.90
1403b · Gas-Office	502.92
<b>Total 1403 · Gas</b>	<b>1,207.82</b>

9:39 AM  
11/13/24  
Accrual Basis

**Falcon Heights Condominium Assn.**  
**Profit & Loss**  
January through December 2024

	Jan - Dec-24
1404 · Electricity	
1404a · Street Lights	3,346.89
1404b · Security Gate	343.96
1404c · Office	1,148.71
1404d · Community Center	924.80
Total 1404 · Electricity	5,764.36
1405 · Telephone	344.44
Total 1400 · Utility Expenses	75,816.63
Total Expense	424,672.04
Net Ordinary Income	268,232.10
Other Income/Expense	
Other Income	
Unit Assets non posting	0.00
Total Other Income	0.00
Other Expense	
1500 · Capital Improvement Projects	28,477.05
Total Other Expense	28,477.05
Net Other Income	-28,477.05
Net Income	239,755.05

Falcon Heights Condominium Assn.  
Profit & Loss Budget Overview  
January through December 2024

	TOTAL												
	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan - Dec 24
Ordinary Income/Expense													
Income	15,000 Rate Increase												
4000 · Condominium Fees	58,000.00	58,000.00	58,000.00	58,000.00	58,000.00	58,000.00	58,000.00	58,000.00	58,000.00	58,000.00	58,000.00	58,000.00	696,000.00
Estimated Past Due Collected	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00
4001 · Late Fees Collected	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
4002 · RV Lot Fees	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	7,680.00
4003 · Community Hall Rental	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	300.00	300.00	2,100.00
4004 · Events Donations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4005 · Returned Check Charges	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
4006 · Excess Garbage Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4007 · Transfer Fees	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
4009 · Insurance Claims	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4010 · Interest Income	319.24	51.43	389.01	383.69	66.94	67.38	395.98	461.81	141.41	571.31	283.50	332.95	3,464.65
4012 · FHWSR Rent	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
4018 · Fines Collected	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Transfer in from Reserve				400,000.00									
Total Income	61,384.24	61,116.43	61,454.01	61,448.69	62,131.94	61,132.38	61,460.98	61,526.81	61,206.41	61,636.31	61,498.50	61,547.95	737,544.65
Gross Profit	61,384.24	61,116.43	61,454.01	61,448.69	62,131.94	61,132.38	61,460.98	61,526.81	61,206.41	61,636.31	61,498.50	61,547.95	1,137,544.65
Expense													
1000 · Administrative Expenses													
1001 · Liab. Ins., D&O, Bond	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,000.00	0.00	0.00	21,000.00
1002 · Managing Agent Fees	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	48,000.00
1003 · Security Gate	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
1004 · Postage		300.00	100.00			100.00			100.00			100.00	700.00
1005 · Professional Services													
1005a · Legal Fees	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
1005b · Accounting Fees	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Total 1005 · Professional Services	1,300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	4,600.00
1006 · Merchant deposit fees	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
1008 · Fees & Dues	100.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	430.00
1010 · Office Supplies		100.00		100.00		100.00		100.00		100.00		100.00	600.00
1011 · Events	50.00		50.00		50.00		50.00		50.00		50.00		300.00
1014 · Bank Service Charges	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
1015 · Reconciliation Discrepancies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1016 · Print, Flyers, Deliver	200.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
Total 1000 · Administrative Expenses	6,500.00	5,780.00	5,330.00	5,280.00	5,230.00	5,380.00	5,230.00	5,280.00	5,330.00	5,280.00	5,230.00	5,380.00	66,230.00
1100 · Repairs & Maintenance Expenses													
1101 · General Repair	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
1102 · Painting	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
1103 · Maint. Supplies	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
1105 · Building Maintenance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
1107 · Snow Removal	1,200.00	1,200.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00	6,000.00
Total 1100 · Repairs & Maintenance Exp	1,750.00	1,750.00	1,750.00	550.00	5,550.00	5,550.00	550.00	550.00	550.00	550.00	1,750.00	1,750.00	22,800.00
1200 · Landscape Expenses													
1201a · Mowing Contract	0.00	0.00	0.00	10,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	10,000.00	0.00	0.00	120,000.00
1201b · Upkeep, Fertilizer	0.00	0.00	0.00	0.00	2,000.00	0.00		0.00	2,000.00	0.00	0.00	0.00	4,000.00
1201c · Alley/Gnrl Cleanup	0.00	0.00	0.00	1,000.00	1,000.00		1,000.00		1,000.00	1,000.00	0.00	0.00	5,000.00
1201d · Irrigation	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	4,000.00
1201e · Tree removal/Trim	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00		0.00	0.00	0.00	4,000.00
Total 1200 · Landscape Expenses	0.00	0.00	0.00	11,000.00	26,000.00	21,000.00	22,000.00	21,000.00	23,000.00	13,000.00	0.00	0.00	137,000.00
1300 · Water and Sewer Expenses													
1301 · Water Testers/Laboratory	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1302 · Sewer Line R & M	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1303 · Water System Chemicals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1304 · Water Wells Elec	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1305 · Sewer System Elec.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1307 · Sewer - Treatment	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	90,000.00
1308 · WS Contract Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 1300 · Water and Sewer Expenses	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	90,000.00
1400 · Utility Expenses													
1401 · Garbage	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	78,000.00
1402 · Computer and Internet	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	1,320.00



Falcon Heights Condominium Assn.  
Profit & Loss Budget Overview  
January through December 2024

	TOTAL												
	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan - Dec 24
1403 - Gas													
1403a - Gas-Community Center	150.00	150.00	150.00	17.00	17.00	17.00	17.00	17.00	17.00	50.00	100.00	150.00	852.00
1403b - Gas-Office	100.00	100.00	100.00	50.00	17.00	17.00	17.00	17.00	17.00	50.00	100.00	100.00	685.00
1403 - Gas - Other													
Total 1403 - Gas	250.00	250.00	250.00	67.00	34.00	34.00	34.00	34.00	34.00	100.00	200.00	250.00	1,537.00
1404 - Electricity													
1404a - Street Lights	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
1404b - Security Gate	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	31.25	375.00
1404c - Office	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	135.00	1,620.00
1404d - Community Center	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	1,020.00
1404 - Electricity - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 1404 - Electricity	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	6,615.00
1405 - Telephone	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	540.00
Total 1405 - Telephone	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	540.00
Total 1400 - Utility Expenses	7,456.25	7,456.25	7,456.25	7,273.25	7,240.25	7,240.25	7,240.25	7,240.25	7,240.25	7,306.25	7,406.25	7,456.25	88,012.00
Total Expense	25,706.25	24,986.25	24,536.25	34,103.25	54,020.25	49,170.25	40,020.25	39,070.25	41,120.25	52,136.25	19,386.25	19,586.25	423,842.00
Net Ordinary Income	35,877.99	36,130.18	36,917.76	427,345.44	8,111.89	11,962.13	21,440.73	22,456.56	20,086.18	9,500.06	42,112.25	41,961.70	713,702.65



# Falcon Heights Condominium Association

Resolution No. 2024-04

## A Resolution Adopting Structures and Trailers used as dwellings

WHEREAS: The Falcon Heights Condominium Association (FHCA) is formed under ORS 100 (Oregon Condominium Act) and ORS 65 (Non-Profit Corporations).

WHEREAS: FHCA Bylaws, Article 11, Section 11.1(f) states: In order to preserve the attractive appearance of the condominium the Board of Directors of the Association or the manager 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: FHCA Bylaws Article 7, Section 7.2(c) states: No noxious or offensive activities shall be carried on in any unit or exclusive use area, nor shall anything be done in or placed upon any unit which interferes with or jeopardizes the enjoyment of other units or the common elements or which is a source of annoyance to residents. Unit occupants shall exercise extreme care not to make noises which may disturb other unit occupants, including the use of musical instruments, radios, televisions and amplifiers. No unlawful use shall be made of the condominium nor any part thereof, and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction thereof shall be observed.

WHEREAS: FHCA Bylaws Article 7, Section 7.2(g) states: All trailers, truck campers, boats and boat trailers and other recreational vehicles under the length of thirty two feet shall be parked in each unit's exclusive use area. All recreational trailers, truck campers, boats and boat trailers and other recreational vehicles in excess length of twenty-two feet shall be parked in the recreational vehicle storage area designated for such purpose by the board of directors. There will be a minimum monthly fee imposed by the board of directors from time to time for the storage of all such vehicles. A minimum fee of \$15.00 per month shall be imposed by the board of directors, which fee may be increased from time to time by the board of directors. In addition to these restrictions, there shall not be allowed more than two (2) vehicles parked or stored at any one unit for a period exceeding two (2) weeks.

WHEREAS: The Board of Directors intends to provide clear and concise guidance on Structures and Trailers used as dwellings.

THEREFORE, the Board of Directors for the Falcon Heights Condominium Association resolves:

Section 1. No unit owner shall have in the limited common elements, an additional structure or trailer that is actively used for living, sleeping or otherwise considered used as a dwelling.

TABLED  
UNIT 11  
JAN  
Meeting

Section 2. The Board of Directors or Managing Agent, upon being notified a violation may exist shall take the following course of action.

- a. Notify the unit owner of this resolution and require a written response to the concern within 7 days.
- b. If no written response is provided within 7 days, and the concern continues, the unit owner will be notified via certified mail that 7 days following this notice being sent, they will have 7 days to comply with the requirements of this resolution.
- c. If the unit owner does not comply with the requirement to cease this activity during the 7 day notification period, the Board of Directors will meet, discuss, and vote to decide if action is required.
- d. If the Board of Directors decides that action is required, local government will be notified of possible code violations and a daily fine will be imposed based on the current fine schedule. The fine shall ascend through each tiered amount every 7 days until the maximum fine amount is reached, which will continue until the unit owner is in compliance.
- e. Any fines imposed will be added to the unit owners balance and as such are subject to further enforcement outside of this resolution.

APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS ON THIS 14 DAY  
OF November 2024 by motion of proposed by A. A. Vitti and  
J. Stanton, both FHCA Board Members.

Attest as having been approved by the FHCA Board of Directors:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# Falcon Heights Condominium Association

15003  
Signed

Resolution No. 2024-03

Reprint  
w/ corrections

## A Resolution Adopting Outbuilding Construction Guidelines

WHEREAS: The Falcon Heights Condominium Association (FHCA) is formed under ORS 100 (Oregon Condominium Act) and ORS 65 (Non-Profit Corporations).

WHEREAS: FHCA Bylaws, Article 11, Section 11.1(f) states: In order to preserve the attractive appearance of the condominium the Board of Directors of the Association or the manager 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: FHCA Bylaws Article 7, Section 7.2(c) states: No noxious or offensive activities shall be carried on in any unit or exclusive use area, nor shall anything be done in or placed upon any unit which interferes with or jeopardizes the enjoyment of other units or the common elements or which is a source of annoyance to residents. Unit occupants shall exercise extreme care not to make noises which may disturb other unit occupants, including the use of musical instruments, radios, televisions and amplifiers. No unlawful use shall be made of the condominium nor any part thereof, and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction thereof shall be observed.

WHEREAS: FHCA Bylaws Article 7, Section 7.2(d) states: A unit owner may not change the appearance of the common elements or the exterior appearance of a unit without permission of the board of directors.

WHEREAS: The Board of Directors intends to provide clear and concise guidance on Outbuilding Construction Guidelines

THEREFORE, the Board of Directors for the Falcon Heights Condominium Association resolves:

Section 1. The construction and or installation of outbuildings, to include carports, sheds and similar structures shall be submitted to the Board of Directors for review to mitigate concerns including but not limited to; impact to other unit owners, impact to the common appearance of the neighborhood and impact to the master insurance policy.

Section 2. The following construction constraints shall apply.

- a. Structures must adhere to all county code requirements as well as needs for approvals and permits.
- b. Enclosed structures must not exceed 300 square feet of footprint, may not have side walls in excess of 8 feet and may not have a peak taller than the associated dwelling.
- ~~c. Structures shall be painted in a color scheme matching that of the associated dwelling.~~

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APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS ON THIS 14 DAY  
OF November 2024 by motion of proposed by A. Alvarado and J. Stinson, both  
FHCA Board Members.

Attest as having been approved by the FHCA Board of Directors:

_____ Signature	_____ Title	_____ Date
_____ Signature	_____ Title	_____ Date

*Needs Signed*

## Falcon Heights Condominium Association

*Reprint with corrections*

Resolution No. 2024.05

A Resolution clarifying execution of Bylaws Article 3.7(a) in relation to  
Declaration Article 5.1

### Adopting Authority to Access, Clear and Maintain Common and Limited Use Areas

WHEREAS: The Falcon Heights Condominium Association (FHCA) is formed under ORS 100 (Oregon Condominium Act) and ORS 65 (Non-Profit Corporations).

WHEREAS: FHCA Bylaws, Article 3, Section 7 states: "Power and Duties. The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association, except such powers and duties as by law or by the Declaration or by these bylaws may not be delegated to the Board of Directors by the unit owners. The powers and duties to be exercised by the Board of Directors shall include, but shall not be limited to the following:"

WHEREAS: FHCA Bylaws Article 3, Section 7(a) states: "Operation, care, upkeep, maintenance, repair and replacement of the general and limited common elements."

WHEREAS: FHCA Declaration Article 5 states: "The general common elements consist of the following:"

WHEREAS: FHCA Declaration Article 5.1 states: "The land, roads, fences and all grounds except those which are designated as limited common elements by Article 6 below."

WHEREAS: The Board of Directors intends to ensure efficient and effective ability to execute FHCA Bylaws Article 3.7(a) and to ensure access to repair or maintain the infrastructure, including roads

THEREFORE, the Board of Directors for the Falcon Heights Condominium Association resolves:

Section 1. When possible, as much advanced notice will be provided to residents to abate potential conflicts that could impede the execution of FHCA Bylaws Article 3.7a

Section 2. If conflict isn't abated, FHCA may perform any one of the following based on circumstances:

- a. Fine as often as daily based on the current fine schedule until the conflict is resolved.
- b. Remove from the location of conflict, the object or vehicle with the cost to do so, being levied against the responsible party when deemed appropriate.

APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS ON THIS 14 DAY  
OF November 2024 by motion of proposed by A. Asfuriati and  
J. Stanton, both FHCA Board Members.

Attest as having been approved by the FHCA Board of Directors:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date