

## **Falcon Ridge Annual Owners meeting minutes**

Date: 10/26/2022

Time: 7:00 PM (Virtual)

- I. Meeting was called to order by Brenda Veresh at 7:05 PM. Brenda requested roll call be done via chat with 13 owners in attendance. A majority of owners is needed for a quorum, meeting was adjourned and rescheduled for 11/15/2022.
- II. 11/15/2022 Meeting was called to order by Brenda Veresh at 7:10 PM.
- III. Roll call was taken with 16 owners present and 2 via proxy completing a quorum.
- IV. Introductions of the board and management company
- V. Board nominations as follows
  - a. Beth Quinney
  - b. Becky Gwynn
  - c. Tiffani Fredrickson
  - d. Mathew Zoglman
  - e. Marshal Wiscombeall nominees were seconded by homeowners in attendance.
- VI. Financials were reviewed and presented by Brenda Veresh. Proposed 2023 Budget was reviewed and approved by owners with a \$10 dues increase beginning 1/1/2023. All owners dues will be the same with the total monthly dues of \$160.00. Special assessment dues are still in place in addition to regular assessment.
  - a. Income Statement was reviewed and approved
  - b. Balance sheet was reviewed
  - c. A brief update was given on the current delinquency which was a total of 2 owners 0-30 days delinquent.
- VII. Topics discussed were as follows.
  - a. The HOA will no longer maintain swamp coolers, homeowners will now be responsible to start and shut down coolers. The discussion was had that it did not financially make sense with only 10 swamp coolers left within the HOA. The cost to maintain was higher than amount paid by owners.
  - b. The HOA is in process of having a reserve study done. Dues were increased to allow for money to be set aside in reserves for future expenses. Once study is done the board may look at another increase depending on the study results.

c. Discussion was had regarding landscape and snow removal. Brenda advised the board is in process of requesting bids from other vendors. Owners expressed current concerns with Wasatch Lawn Pros and Nate Gold. Brenda updated owners on owner changes within Wasatch due to John selling. Will continue receiving estimates and will review with board.

d. Discussion was had regarding the exterior light fixtures that were installed in 2020. Advised owners that there was a violation last year due to the lights shining into neighboring homes. After attempts to remedy the situation the board was forced to shut off certain lights and are now getting bids for a solution to fix the problem.

e. Updated owners on bids currently being received for tree trimming, concerns have been brought to the boards attention due to potential damage that some trees may cause in the future. Also the leaves clog up the rain gutters adding to expenses.

f. Discussion was had over some units power being tied to the exterior lights. After speaking with Green Boxer who did the install, all owners were affected by this due to the amount of lights installed. The cost according to the electrician is not significant enough that it would be noticeable. Advised owners that Brenda will continue to look into this.

g. Concerns were discussed over the roof replacement and damage that was done still needing to be addressed. Tammy Sawyer according to the handyman had her swamp cooler damaged when roofing material was stapled against the swamp cooler causing water damage inside her unit. This is still being reviewed by the board and Tammy was advised during the meeting that we would be in touch with her.

h. Question was brought up about what areas snow removal is being done and if the porches were HOA responsibility. Brenda is going to check into this.

i. Owners were notified of garbage not being placed into the dumpster and to report anyone leaving items on the grass or next to the dumpster. The HOA spends money when these items have to be removed.

j. Question on when the parking area will be painted came up and advised we will look into getting bids. Also advised owners that rain gutters were cleaned out this summer and if any issues arise to let Brenda know.

VII. Meeting was adjourned at 8:15 PM.