

Falls 2004 Homeowners Association

Annual Meeting Minutes

August 3, 2021

Meeting began at 6:04 pm

Members present: Chuck & Mimi Clarkson, David Lammers, Joseph Leo, Ken & Lori Smith, Van Rogers, Mary Ann Rayside, John Hall, Lynn & Judy Alexander, Nate Staub & Scarlet Brown. 2 proxies were received. [11 properties were represented.]

Introduction of Heritage Property Management Team: David Caldwell & Barbara Butzen

Old/Unfinished Business

- Correction of a name spelling in the 2020 minutes.

New Business

- Violations and Enforcement
 - The HOA is a business and its goal is to maintain property values within the subdivision.
 - Violation letters are being sent and there will be additional follow-up letters sent over the next few weeks. The appropriate policy is in place for violations and does include the fee structure.
 - Positive comments regarding the new solar powered light that highlights the entrance sign.
- RV Storage Lot
 - The Board has again suggested the possible use of the common area at the end of 28 1/2 Road, where the water tanks are located, be considered for a possible RV/trailer parking area.
 - The HOA can charge owners to utilize this space.
 - Could fit approximately 15-20 RV's or trailers.
 - Question as to how many owners have RV's and would utilize this space. If there are only a few it may not make sense.
 - At this time the Board/HOA does not have enough information to make a decision. A letter or questionnaire will be sent to the owners to find out how much interest there is.
 - HPM manages some other HOA's with RV lots and can assist the HOA in setting this up if there is enough interest.
 - There was a question about insurance as well. Per the HOA's insurance agent there would be no additional charge for just a parking area. The individual owners of the RV's would have coverage for their items. The HOA may want to consider additional liability coverage.
 - The CC&R's indicate in Article 6 Section 2 that: "The Common Area shall not be used as a dumping ground for rubbish, trash, parking of vehicles, storage of vehicles, boats, trailers, campers, house-trailers, and/or any other object or equipment." Due to this current prohibition the HOA may need to amend the CC&R's to address this if it is determined that the area will be used in this way. This would require an affirmative vote of 67% of the owners.
- Irrigation Water
 - Directional drilling by utility company caused a leak and both tanks were drained.
 - Locks will be installed on gates that go to the water tanks.

- The Board is considering installing security cameras in various locations to hinder any type of vandalism to the water tanks.
- The gates leading to the water tanks are being explored for replacement.

2022 Budget:

- Motion to approve the 2022 proposed budget with one modification. The irrigation expense will increase to from \$500.00 to \$1500.00
- Motion/Second/Carried with none opposed. HPM will post approved budget on website.

Nomination and election of Board Members

- Floor was opened for nominations.
- Comment that serving on the Board is a hard job - thank you to all of the current Board Members!
- David, Mimi, Joe and Van are currently on year 2 of their 3 year term as they were all elected at the last Annual Meeting - all will continue to serve.
- Nathan Staub nominated to board.
- Heather Phillips nominated to board.
- Floor closed for nominations.
- Motion to accept Nate and Heather as Board Members/Second/Carried all in favor/ none opposed.

Meeting adjourned at 6:33 pm.

Minutes taken by
Elizabeth Marvin
Heritage Property Management