

# Falls 2004 Homeowners Association

Annual Meeting Minutes

September 15, 2020

Meeting began at 6:05 pm

Members present: Mimi Clarkson, Ed & Anna Boxwell, Joe Giaugue, John Hall, Mary Ann Rayside, Jill Burkes, Lynette Swanson, Joe Leo, David Lammers & Sonya Vasconcellos, Van Rogers, Gabe Merluzzi and Lynn & Judy Alexander. 4 proxies were received. [16 properties were represented.]

Introduction of Heritage Property Management Team: David Caldwell & Elizabeth Marvin

## Old/Unfinished Business

- Jeremiah (JD) Dobler, in attendance as a representative of the Dobler Family Trust that owns the property within the HOA in which he resides, indicated that he was elected as the Board president previously but was advised that he could not be on the Board due to the fact that he is not the owner of record. The property is owned in a trust and according to the trust documents he is one of the trustees along with his parents and brother. Comment that he feels he has much to contribute and would like to join the Board. It was explained that he can be nominated or self-nominate himself at the election which will take place towards the end of the meeting.
- Comment that the Board has made great strides this year to clean up and organize the HOA's files.
- Mimi brought up some concerns with several properties within the subdivision especially Jeremiah indicating that the appearance of his property was the reason that the neighboring property has not sold. The owner of the property in question was also in attendance and indicated that the reason his property has not sold was due to the listing agent not the neighborhood. This owner also indicated that he is selling his property partially due to some of the issues within the HOA.
- Some owners have indicated that they have issues with Mimi's continued service on the Board.

## New Business

- Violations and Enforcement
  - The HOA is a business and its goal is to maintain property values within the subdivision.
  - COVID has made some things more difficult this year for the HOA.
  - Since HPM has taken over management some violation letters have been sent and there will be additional follow-up letters sent over the next few weeks.
- RV Storage Lot
  - The Board is suggesting the possible use of the common area at the end of 281/2 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 20-25 RV's or trailers.
  - Owner comment that this area would look bad if filled with RV's and that it would be noisy. This space would also only be used for parking - no repairs etc.
  - 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 should 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.
- Comment that the fence may also need to be repaired/replaced (this was discussed in 2019). The HOA does not own the section of fence that needs to be repaired - this will be addressed with the individual owners.
- Some brief discussion was also held on water. This is something that the Board has researched and is continuing to look into for additional options.

#### 2021 Budget:

- The budget reflects a dues increase to \$200/year.
- Motion to approve the 2021 proposed budget as presented. 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 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.
- Jeremiah Dobler self-nominated
- Joe Leo self-nominated
- Floor closed for nominations.
- Motion to accept Jeremiah and Joe as Board Members/Second/Carried all in favor/ none opposed.

Suggestion that the HOA may get more community involvement at future meetings if both an in person as well as a virtual attendance option were offered.

Meeting adjourned at 7:13 pm.

Minutes taken by  
 Elizabeth Marvin  
 Heritage Property Management