

## FALCON VALLEY VILLAGE H.O.A. BOARD MEETING MINUTES – 8/20/19

The meeting was called to order at 6:30 p.m. at the home of Larry Hickey. Present were board members: John Keating, Nancy Stahl, John Parks & Larry Hickey. Falcon Valley Village residents attending: Ken Barnhart, Tad Pritchett, & Dee Pritchett

**HOA New Documents:** John Keating has asked the Attorney to re-do the first draft received to address his first review comments. They will be forward back to him in approximately 7-10 days.

### Treasurer Report

**Financials:** Funds as of 7/8/19 in the banks:

Operating/Checking: \$88,056.38

Savings: \$230,360.72

CD Security Bank: \$204,030.10

- Revenue is lightly less than budget due to interest income; 1<sup>st</sup> & 2<sup>nd</sup> quarter dues received, 4 outstanding 3<sup>rd</sup> quarter at end of July: 2 have paid, 2 remain outstanding.
- Expenses are \$50k less than budget mostly due to seasonal expenses not yet incurred or invoices paid after 7/31/2019:
  - Painting – \$35k, although 5 invoices received to-date in August
  - Mowing/maintenance/snow removal - \$8k
  - Utilities are low due to seasonal nature of expenses.
- TNO (Lawn Care Company) has adjusted their billing cycle to convert all invoicing to a weekly basis. This is expected to improve accuracy of billing and allow for improved audit processes.

**FINANCE COMMITTEE:** Update on various studies

- The Committee has spoken to the Falcon Valley HOA pertaining to their interest in assuming title, and responsibility for the Pond below 100<sup>th</sup> Street.
- Currently working to obtain quotes to landscape the utility box areas for the currently bare boxes in some of our resident's front yards. Decision to ever adopt this action would only be discussed after the receipt of quotes. This action would most likely require a vote of the entire membership.
- Our treasurer has produced a 10-year financial model for board/finance committee input. In working with the finance committee, we determined future projections for mowing/yard service, painting and special projects needed refinement. Continues as a work in progress.
- Still under investigation. Exploring options pertaining to the installation of piping to reduce water accumulation in adjoining yards between 100<sup>th</sup> Terrace and 100<sup>th</sup> Street. A Board Vote has approved the Committee to obtain pricing to install an appropriate in-ground piping system to convey the water runoff to a Storm Water Collection box nearer to the eastern side of the homes in that area. No other decisions have been made regarding this project.
- The HOA did notice a number of sprinklers along Falcon Valley Drive to be defective/leaking. They will be replaced/repared and billed to the HOA

**Helping Hands Committee:**

- A resident has brought to the attention of the Board of the improper setting of watering days and times at the Butterfly Park. They will be appropriately adjusted. Additionally, consideration will be given to burying the water valves in a control box to reduce the chance of damage.
- A recommendation has been made to again, improve the appearance and ease of utilizing the Helping Hands feature on the Falcon Valley Webpage.
- The volunteer group is actively assisting residents with small projects not requiring the expertise of a specific contractor skill set. Interest has grown amongst our residents with assistance needs!! Additional volunteers can always be used; so please reach out to Bob Kuhn (bobandcarla2@yahoo.com) should you be interested.

### **Architecture Committee:**

- A question has been raised pertaining to the presence, and height, of fencing placed along the top of window wells providing for the safe egress from basement windows. Fire codes will be reviewed to determine if any action needs to be taken.
- A recommendation was made to notify all residents to STOP watering lawns on Thursday night/Friday morning until after the grass has been mowed and trimmed. Assistance is available for any resident not familiar with the setting's process!
- Enforcements: The Board will be updating all residents regarding the need for compliance of properties with our Association Rules. Additionally, non-compliance communications will be provided to a few residences to review and resolve issues.
- Homeowners, with plans to add/change the appearance of their home: change structure color, replace style of windows, change the style of the front door, changes to landscaping/hardscaping which involve cement/stones, or changes to the elevation of the ground level which might impact their neighbors property; all require the completion of an Architectural Change Request. The current form is posted on the FVV-HOA website. A new form is being developed to provide additional guidance. It will be distributed to all homeowners when available.
- 16 building are scheduled to be painted this summer season. 6 buildings have been completed. The homeowners involved receive updates as new information is received.

**Social Committee:** Our Summer Social Breakfast held on August 10<sup>th</sup> was a great success. Attendance included 75 residents and 8 Fire Department/Police Department personnel. Total cost of this event was: \$1,295.18

We encourage all Homeowners to consider joining us for our next event when announced.

### **General discussion/Comments/New Business:**

- Resident asked the Board to remind residents to respect, and comply with all street signs, including Speed limits AND Stop signs.
- **EMERGING ISSUE:** An issue relative to the possibility of a 600-unit, Self-Storage facility under the operation of the StorTropolis name. Such an operation is currently prohibited under existing zoning and would also require the issuance of a Special Use Permit. Neighboring Falcon Valley HOA's are mobilizing to learn more about the operation, and consider a joint opposition to such a facility.

Two additional points to consider is there is a 2<sup>nd</sup> Self-storage facility currently planned for only one mile away at the intersection of Prairie Star Parkway and the new through-street of Ridgeview (currently under construction with an opening of 11/19). There is also a 3<sup>rd</sup> Self-storage facility already in operation at the intersection of 95<sup>th</sup> street and I-435 entrance/exit ramp. Initial position of the many of our residents (those residents indicating their interest in joining to resist this rezoning change).

We are continuing to track this Project and will respond as appropriate according to the wishes of the majority of our residents. No dollars have been expended on this project.

**Next Board Meeting:** The next Board Meeting will be Monday, September 16, 2019, 6:30 p.m. at the home of John Keating, 19608 W 100<sup>th</sup> Terrance

The meeting was adjourned at 8p.m.