

Falcon Ridge Homeowners Association
Meeting Minutes
April 24, 2014

Called to Order at 7:15

In Attendance: Janell Suelztz (President, HOA) Lauren Allwein (Treasurer, HOA), Peggy Winn (Secretary HOA), Dan Dimmock and Dan Suelztz (ACC) and 15-20 other homeowners

HOA Financial Budget:

Lauren reviewed the 2013 expenditures and the projected 2014 budget

- Maintenance for front entrance is highest expenditure – suggestion was made that teens submit timesheets to determine if maintenance costs can be reduced in coming years
- Shrubs were removed from the entrance to increase visibility when turning onto Dry Creek. The amount of \$950 was taken out of the reserve fund.
- Purpose and Use of Reserve Fund
 - Though this fund has historically been reserved in the event legal advice is needed the suggestion was made that we could pursue snow removal at entrance of FR since ice accumulation has become safety concern. Peggy will follow up on estimates for snow removal.

Other:

- Janell reinforced that the City of Centennial Ordinances should be considered as a primary point of reference for all homeowners for home upgrades, permits, fences etc. To assist Falcon Ridge homeowners, we will begin publishing link on nextdoor.com, include in directory, include in welcome letter etc. City of Centennial can be accessed at
 - <http://www.centennialco.gov/>
- A proposal was made to have a Dumpster Day and/or a Paper Shredding Day for Falcon Ridge homeowners. Both of these ideas were voted down due to concerns surrounding costs and potential lack of participation
- Lorraine Gallick was voted in as FR-HOA Vice President. Thank you Lorraine and welcome!

Architectural Control Committee (ACC)

- The ACC (Dan Suelztz, Dan Dimmock, David Novick and Keith Clarke) reviewed the ACC purpose/process document. Updates are in progress based on input at HOA meeting. When updated these will be posted on nextdoor.com
- Need to ensure FRHOA covenants, by-laws and ACC information is readily available to current homeowners, real estate agents and people that are considering purchase of a home in Falcon

Ridge. Suggestion was made to create website for Falcon-Ridge that is searchable on internet. This would be a relatively static website that would house Falcon Ridge by-laws, covenants, meeting minutes and other legal docs for accessibility by homeowners, realtors, title companies and those that are considering buying a house in Falcon Ridge.