

Falcon Ridge Homeowners Association
Meeting Minutes
January 9,2014

Called to order at 7:15

In Attendance: Janell Suelz (President, HOA) Lauren Allwein (Treasurer, HOA), Peggy Winn (Secretary HOA), 20-25 other homeowners

By-Laws and Covenants

During the HoA meeting in July, a vote was taken to have Falcon Ridge by-laws and covenants reviewed by an attorney to determine efficacy and whether they should be re-written,

Janelle and Peggy did meet with an HOA Attorney (David Graf) in September for review and feedback of existing by-laws and covenants. The main area of concern has been “are the covenants written in a fashion that will allow Falcon Ridge Homeowners and/or board to take action if a homeowner is not maintaining their home to the extent that multiple homes and/or property values are affected. The feedback from the attorney was shared during the January 9, 2014 HOA meeting:

Feedback from Attorney

The by-laws, which describe the structure of the HOA, Architectural Control Committee, membership and dues, are well written and are properly registered with Arapahoe County. The covenants, which describe homeowner conditions and restrictions to maintain an attractive and harmonious neighborhood, contain enough substance that they are enforceable up to, and including legal action, if needed.

Recommend the following:

- The Architectural Control Committee is the group that assists with enforcing covenants and the focus should be on formalizing and strengthening that group.
- Establish a formal process for neighbors to communicate upgrades and home improvements ensuring that all homeowners are aware of the process
- Do not invest money in re-write of covenants at this time – utilize what is in place.

In keeping with the recommendations above, at the Jan 9 meeting the following occurred:

- A new architectural control committee volunteered at the meeting: they are
 - Dan Suelz, Dan Dimmock and David Novick
- HoA Board will coordinate meeting with Keith (current lead of AC), Dan, Dan and David to work on homeowner improvement process. Process will be introduced to neighborhood for review/comments and then

implemented.

Additional Topics:

Trash Pick Up

The topic of moving towards a single trash pick up company was discussed again. There is some frustration with trashcans being out and pick up trucks rolling through the neighborhood on a daily basis. Some people are tied into long-term contracts and are unable to change without incurring excessive fees. The group decided that we would at least try to narrow usage down to two companies over the next year or so (Lies, Garbage Man). Information for these two companies will be published in the next Newsletter, which will be published first part of February

Dues

Dues – Some new neighbors were in attendance and we clarified dues \$50. A newsletter and “dues are due” letter will be sent out first part of February. Newsletter will include what dues pay for.

Drainage Issues

Issue of drainage and potential safety concerns in winter, especially for North facing houses, was discussed.

- HoA will contact Centennial to determine if drainage can be improved. Note: Sue Clarke has contacted City and a work order has been opened to assess whether drainage can be improved at either end of FR.
- Lauren suggested that we ask the teenage boys who maintain the front entrance to also help keep debris and pine needles cleaned out of storm drains.
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Snow Shoveling/Scraping

- Idea was brought up to look into having private contractor shovel or scrape main Emerson cul-de-sac in winter

Dumpster Day and Picnic in the Park (Summer Activities)

- Derrick Sova volunteered to look into both of these for upcoming summer and group was in favor of these ideas.

Action Items

Coordinate with Architectural Control Committee about process for home improvement submissions

Follow Up with Centennial about drainage sidewalks on Dry Creek on South Side

The meeting was adjourned at 8:30 PM.