**Falcon Ridge Annual Meeting**

**October 17, 2017**

In attendance: Melody Switzer, Bob and Janet Liebetrau, Bob and Sue Zimmer, Lauren Allwein, Heidi Kaye, Janell Sueltz, Dan Dimmock, Lorraine Gallick

**The election –**

There were no contested positions. The slate of candidates was approved by acclamation.

President – Lorraine Gallick

Vice President – Heide Kaye

Treasurer – Janell Sueltz

Secretary – Christina Wandry

**The meeting**

Janell Sueltz gave the treasurer’s report. Expenses were in line with previous expenditures such as for printing, maintenance and liability insurance.

Last year’s meeting minutes were approved. A copy was added to the document section of the Falcon Ridge Nextdoor page. (Since removed and on the HOA website.)

*Website* –

Putting together a community website was discussed and generally looked upon favorably. The board will begin the steps to bring that about.

*Covenants* –

Melody, as real estate agent, stressed how important they are in sale of home.

Will have current by-laws and covenants reviewed by attorney.

Residents need to understand what the covenants require of them.

The HOA needs to understand what power, if any, it has to maintain adherence to the covenants.

The covenants need to be disseminated to the residents.

*Architectural Control Committee (ACC)* –

Those at the meeting seemed to see value in maintaining architectural control.

Bob Zimmer said that he would participate on the committee

*Neighborhood concerns* –

Speeding – the Board will research how the City of Centennial can help in this matter.

Parking congestion, improper parking – Governed by City of Centennial

Safety and security – Although no specific serious crimes were known of right in Falcon Ridge, general awareness of theft and other incidents in nearby areas was noted. Any change in this would probably be of concern.

Boat parking – covered by HOA covenants

*Front entrance* –

Use a professional service to decorate the entrance signs for the holidays.

Clarify easements up front.

Obtain legal advice and draw up an agreement as to maintenance and access.

*Insurance* –

Janell reviewed the liability insurance bill.

*Social activities* –

Not much in the way of future social activities was discussed. Board will analyze the budget to determine how much there is available for this and come up with an activity or two.

*Concerns about code violations (stockpiling materials, weeds, etc.)*–

As the HOA is a volunteer organization without a paid management company to run complaints through, the easiest thing to do is to take it to the City of Centennial Code Enforcement if one does not want to confront the neighbor directly or if the neighbor refuses to do anything about it. The city is well-situated to take care of items that they have the authority to oversee. The HOA would only step in to handle issues that are within its purview and beyond what the city takes care of.

The general consensus was that residents were happy to be in Falcon Ridge and would like to ensure that the neighborhood maintains its attractiveness and the quality that makes it a good place to live and raise a family.