**Falcon Ridge HOA Annual Meeting**

**October 9, 2018**

**Meeting called to order at 7:00 pm**

**In attendance:** Lorraine Gallick(President), Heidi Kaye (Vice President), Christina Wandry (Secretary); Jared Wandry, Tristan Fitzpatrick, Brianne Fitzpatrick, Sharon Hill, Lauren Allwein, Sora Sorem, Andrew Sorem, Mikayla Raisch, Melody Switzer, Alan Morones, Bob Zimmer, Rebecca Saguin, JP Saguin

**The minutes of the October 2017 Board Meeting were adopted:** Moved by Bob Zimmer; seconded by Lauren Allwein

**Elections:**

Elections were held and Lorraine Gallick was elected as President, Mikayla Raisch as Vice President, Christina Wandry as Secretary, and Rebecca Saguin as Treasurer.

**HOA Financial Budget:**

Lorraine Gallick (in place of Janell Sueltz, treasurer) gave a brief summary of the funds and expenses for the past year. There were a few more expenses for community and social events such as the dumpster day, caroling party, and summer social activities. The HOA also paid for professional holiday lights at the entrance. The other new expense is the retainer for a lawyer (Trish Harris) to review the covenants and bylaws as well as legally create easements for the front entrance.

The HOA has saved money by switching the front entry lighting to LEDs.

The HOA expects expenses in the upcoming fiscal year for lawyer fees and to have the large pine trees trimmed at the front entrance which are covering the signs and fire hydrant.

She reported that 82 of the 105 homes have paid dues for the upcoming fiscal year.

**Business:**

**Website**: Heidi Kaye created and maintained a community website for Falcon Ridge (FalconRidge80122.org).

**Covenants**: The HOA has had the covenants and by-laws reviewed by an attorney (Trish Harris). A City Code/Covenant flier was sent out to all homeowners in Falcon Ridge with the Fall 2018 Newsletter.

**Architectural Control Committee**: Bob Zimmer & Melody Switzer received recognition for going above and beyond this past year to help residents understand how to abide by the City Codes and Falcon Ridge Covenants. The HOA has created Welcome Packets to give to new residents so they have the information quickly.

**Front entrance**: Contacted Xcel to cut down a tree on the east side that qualified for their free program. Will be contacting a company to trim pine trees blocking the signs and fire hydrant. Holiday lights are installed by a professional.

**Social activities**: The HOA used funds to sponsor a Dumpster Day for dues-paying members. The HOA also held a caroling party and 3 summer social activities to provide more community within Falcon Ridge.

**Communications**: The Board has improved neighborhood communications with the new Welcome Packet, Falcon Ridge website, and using email and Nextdoor.

**Neighborhood Concerns:**

Speeding within Falcon Ridge: The City of Centennial can be contacted through the website to evaluate. Can contact Arapahoe Sheriff’s Department to park a squad car for awareness.

**Speeding on Dry Creek:** Can contact Littleton or Centennial to request a traffic study and ask for help with the intersection at Dry Creek & Emerson.

**Safety**: The stabbing at Puma Park was discussed and information was given to attendees. The response from South Suburban was undesirable and it was discussed to write a letter from the HOA Board. The desire for more safety patrols within Falcon Ridge and Puma Park was discussed.

**Boat Parking**: Question about boats being parked in front of homes and the way it devalues property value.

**Trash Cans:** Trash cans out front for more than trash day is in violation of city code.

**Cars**: Junk/inoperable cars are a violation of city code. Otherwise there is nothing about number of cars parked in front of houses.

**Rats**: Rats have become a big problem in the area and extra care must be taken to keep trash cans covered and pet food secure (including in garages)

**Coordinating Trash Services**: Homeowners in attendance agree that a coordinated trash service would be worth exploring. Jared Wandry & Brianne Fitzpatrick will create a survey and investigate garbage companies that would offer deals as preferred.

There was no further business and the meeting was adjourned.

Submitted by: Christina Wandry