

# Minutes HOAFE General Meeting 29 Jan 14 (Draft)

1. The Homeowners Association (HOA), Falcon Estates (FE) General Membership Meeting was called to order at 6:35 PM, on Wednesday, January 29, 2014, at the Falcon Police Sub-Station, 7850 Goddard Street by Larry Bagley, Chair HOAFE. Board Members (Sheila, Todd, and Larry) set up between 6:00 and 6:30. Sheila and Todd signed in attendees, verified membership and collected dues. Todd purchased cookies and water as refreshments for the HOAFE.
2. **Board Members Present:**
  - Chair – Larry Bagley
  - Sec – Todd Garcia
  - Directors – Sheila Turman, Robert Jacobs
  - ACC – Matt Kasper
3. **Administrative** – General Items, Sign In, Membership confirmation, Introductions of 2013 Board and nominees for 2014 Board.
4. **Quorum** - (one-fifth (1/5) of the membership to be present or represented by proxy or absentee ballot; 79 paid members, quorum is 16) – 34 paid members present with a total of 57 in attendance (two or more from single residence and non-members).
5. **Minutes of Last HOAFE Meeting** – moved, seconded, and unanimously voted to approve minutes of 25 Jul 13 General Meeting as written.
6. **Treasurers Report** – Bank Account balance as of 31 Dec 13 was \$17,668.92. Outstanding debts to be paid include Lawyer review of Waste Connections and Red Oak Contracts (for “single” trash pick-up and billing support), Covenant Enforcement and letters, Group Houses in neighborhood, and home-office business vice commercial enterprise; refreshments for General Meeting; Newcomer baskets and copies; Board notebooks and copies; PO Box fees; annual Liability Insurance fee; and State Registration – totaling about \$2,500. The national organizations for HOAs, and HOA legal experts recommend an HOA have at least \$15,000 in the bank.
7. **Guests/Speakers:**
  - a. **Joel Miller – City Council District 2:** Joel Miller is trying to get City Government back to the people. He doesn't oppose the projects in the “City of Champions” in and of themselves, particularly if the private sector builds them, but does not think the City should commit the taxpayers to such an expense over such a long time unless voters have the opportunity to approve the projects and their public financing on a ballot. Many other cities have had similar large projects fail, resulting in significant financial harm. He is opposed, based on City Charter, to naming “temporary” department heads getting around City Council confirmation; and to the severance packages and bonuses being given without Council involvement. In his opinion, the Mayor’s “merging” 18 departments into 5, is a way for the Mayor to move funds among the larger departments without transparency.
  - b. **Janice McLain, CMCA - Manager of HOAs, Red Oak Associates, LLC:** Janice presented the services she can provide for a “single” trash program for the HOAFE, including billing support, customer service, etc. As proposed for FE, \$9 per quarterly billing will add \$3 to each property's bill monthly, still leaving the final cost very low. Additional services the Board is considering

include Covenant Enforcement, help with newsletters, and other work the Board finds needed. The HOAFE Board will look into using Red Oak for covenant enforcement within FE – a third party provider, not a neighbor against neighbor approach.

- c. **Tracy Scranton, Sales Manager; and Jessica Morrell, Waste Connections:** Tracy and Jessica, after a brief interlude for Joel Miller who had to depart for Denver, discussed and answered questions regarding the Waste Connection (WC) “single” trash pick-up for FE – one trash bin and 3 bags weekly and one re-cycle bin bi-weekly on Fridays (somewhat open) plus rebates for re-cycling for about \$46 per quarter (to be final negotiated) (plus \$3 per quarter for billing, to be negotiated) (total around \$200 per year); additional services available for additional costs; current FE WC users would be refunded for stop and restart at new amount; about 50 WC FE users at this time (73 in FE and CE). HOAFE would have to guarantee 100 volunteer participants for a specified period of time, and could be liable for delinquent accounts. Chuck Nauert stated he was strongly opposed to non-HOAFE members being allowed to participate, and was strongly opposed to HOAFE being liable for delinquent non-HOAFE members. A member of the Columbine Estates (CE) HOA attended, and thought there may be some interest in this from CE. Teri Wilson (1846 Fuller) stated they use Springs Waste Systems(634-7177) (Two 95 gal trash bins plus one 95 gal recycle weekly for one prepay per year of \$267 and wondered why would WC be better. She suggested we just let each resident make their own arrangements. Larry Bagley asked if there were any volunteers to take the lead to walk the neighborhood to get at least 100 participants (none yet), and stated the Board would continue to look at the proposal. Question asked about having plastic bags for bins – wind blows trash around neighborhood.

8. **Committee Report(s)**

a. **Architectural Control Committee (ACC) –**

- i. – Matt Kasper reminded all the neighborhood appearance affects all our property value, and noted several areas/residences within Falcon Estates are of concern – yard maintenance, apparently abandoned cars, piles of junk, litter along the street, weeds, and construction long delayed. ACC/HOAFE Board letters of approval for construction project will have a recommended reasonable and, hopefully, agreed to completion date; and letters will be sent to Homeowners for Covenant violations. The ACC is composed of three (3) members and is responsible for all of FE. The goal is to have at least one member from each FE Filing. The Covenants, By-Laws, and Operating Instructions define the role of the ACC.
- ii. - Reportedly, there is a commercial operation vice home office ongoing on Whitley Drive (Cul-de-sac on East side). The ACC (Matt Kasper) and HOAFE Board (Larry Bagley) have been working this for some time with no resolution as yet. Pictures of the residence in question are available. In general, a “commercial” enterprise involves employees and/or customers arriving and departing from the residence; or deliveries

and pick-ups at the residence. Also in general, a “home office” (e.g. a lawyer or realtor working from home on a computer, or an internet business done entirely over the internet) has no employees and/or customers arriving and departing from the residence nor deliveries or pick-ups at the residence. The ACC and HOAFE Board will continue to strive for resolution.

**b. Fire Mitigation** – Frank McCann reported we had 42 participants in Oct 13 for the Firewise City Free Chipping program. More on the east side than last year. The HOAFE Board plans to participate again in 2014. Details to be provided.

**c. Others** – No Reports.

## 9. Old Business

**a. Wildlife** – We still have Coyotes, Bobcats, Bears, and Deer in the area. Don’t forget they are wild animals. DON’T feed them. Report any sightings, especially any aggressive behavior toward humans or pets, to anyone on the HOAFE Board so the word can be sent to all residents.

**b. Traffic Issues within Falcon Estates** –

i. **Speeding** continues to be a problem in West and East Falcon Estates, and speeding and cut through traffic from Woodmen and Academy seems to be increasing. Teri Wilson volunteered to help with the speeding issue on Fuller Road.

ii. **Disregard of stop signs** also continues to be an issue.

iii. The HOAFE Board is continuing to work with the City, including Kathleen Krager, to get FE recognized as a neighborhood and standardize the speed limits within the neighborhood at 25 mph per City Ordinance. Enforcement is the key. We plan to work more with the City for more enforcement, more radar trailer time, and anything else we can to reduce the speeding and running of stop signs.

## 10. New Business

**a. Neighborhood Watch** – Keith Ketelsen, 1125 Shrider, 598-7763, a volunteer to start a program, reported he has found little interest in any formal program, but most neighbors are willing to check on neighbors to help in any way. He has paperwork if anyone is interested.

**b. 2014 Board Elections** – Moved, seconded, and unanimously voted to accept the slate as presented. The new Board Directors for 2014/15 are Todd Garcia (Filing 1), Jeff Cooper (Filing 2), Tom Wilhelm (Filing3), and at-large, Sheila Turman, Robert Jacobs, and Tom Highland. To fill a vacant Filing 3 one year term, Todd Dorpinghaus. The HOAFE Board will meet in early February to elect Board officers.

**c. Board Officers** - At the 6 Feb 14 HOAFE Board of Directors meeting, the Directors elected the following as Officers:

i. Chair: Jeff Cooper (362-7264, [jeffc@HOAFE.com](mailto:jeffc@HOAFE.com))

ii. Vice Chair: Todd Garcia (684-3754, [todd.nplh@gmail.com](mailto:todd.nplh@gmail.com))

iii. Secretary: John Comes (266-1301, [comesjp63@gmail.com](mailto:comesjp63@gmail.com))

iv. Treasurer: Kathleen Ordway (499-6856, [rkordway@msn.com](mailto:rkordway@msn.com))

## 11. Misc/Inputs from Floor (limit to 2 minutes)

- a. **Septic Pump Company** – In addition to the “Single” trash pick-up, Larry Bagley pointed out the HOAFE Board had looked at and would look at again trying to get a “deal” for FE with a Septic Pumping Company. Terri Wilson said she would look into what various companies would offer.
  - b. **Home Depot** – The new Operations Manager (John Sharp, 719-661-0418) called Larry Bagley regarding restrictions on deliveries at Home Depot at Academy and Woodmen. The home office has no records of any restrictions on hours of delivery, and plan to start deliveries during the night. Larry Bagley explained the Conditions of Record on the FCY Master Plan and Development Plan (COR) stated no deliveries from 9 PM to 7 AM and suggested he contact Larry Larsen (City Planner) for the official copy and wording. Subsequently, John Sharp left a message for Larry Bagley saying the City had told him the COR only applied to the construction phase. Larry Bagley called Larry Larsen who confirmed the COR are still in effect and there are to be no deliveries between 9 PM and 7 AM, and provided a web site to find the COR for any site ([www.springs.gov](http://www.springs.gov); “Department – Land Use Review”, then “Land Use Review”, then LDRS-Plan, and then type in the CPC plan number) (<http://www.springs.gov/SectionIndex.aspx?SectionID=25> and <http://eoc.springs.gov/ldrs/>). The Home Depot plan number is: CPC DP 95-70-A5MJ11. This is the latest amendment with the new building on the lot. Larry Larsen said he would contact John Sharp (Home Depot) to ensure it is understood the COR are and will remain in effect – no deliveries 9 PM to & AM.
  - c. There seemed to be some interest in having large trash receptacles again for Spring Clean-up. The Board will re-address to see if it would be doable – need volunteers for place to put the receptacles, and to monitor use by HOA members only and get signatures for liability statement.
  - d. Reported break-in within FE a month ago. Be alert, be security minded, and watch out for your neighbors.
  - e. View your utility usage at [www.CSU.org](http://www.CSU.org) My account. You have to create an account with personal ID and password for your house, and you can monitor your daily usage, last year vs this year, etc. Very user friendly and neat site.
  - f. Falcon Estates roads are in need of pothole repair (385-ROAD) and re-surfacing.
  - g. New, under development Falcon Estates web site – [www.HOAFE.com](http://www.HOAFE.com)
12. **Next Meeting** – Wednesday, 30 July 2014, 6:30 PM, Falcon Police Sub-Station.
13. **Adjourn** – Meeting adjourned 8:05 PM.