



Home Owners Association of Falcon Estates, Inc.

Neighbors Dedicated to the Protection and Preservation of Our Neighborhood!

PO Box 63183, Colorado Springs, CO 80962

Minutes of General Membership Meeting, 29 January 2015

1. Attendees were signed in and membership verified;

- a. Board members present: 7
- b. General members/households present: 35
- c. Total attendance: 51

2. Meeting called to order at 6:42 pm

3. Administrative Items

- a. 2015 Board and ACC members were introduced;
 - Jeff Cooper, Chairman & Director Filing 2
 - Todd Garcia, Vice-Chair & Director Filing 1
 - John Comes, Secretary & Director at Large
 - Todd Dorpinghaus, Director Filing 3
 - Tom Wilhelm, Director Filing 3
 - Robert Jacobs, Director at Large
 - Matt Kasper, ACC East

Not present;

- Sheila Turman, Treasurer & Director Filing 2
- Tom Highland, Director at Large
- Mark Preston, ACC West
- Robert Rodriguez, ACC West

- b. Secretary John Comes presents 2014 membership statistics, as shown below;

Filing	Properties	Members	Percentage
1	118	51	43.22%
2	13	6	46.15%
3	137	69	50.36%
4	10	5	50.00%
Other	31	4	12.90%
TOTALS	309	135	43.69%
Quorum (1/5th of members):			27

- c. Minutes of the last General Membership meeting (23 July 2014) were approved with no changes. Final copy is available on the HOAFE website; www.hoafe.com or www.hoafe.com/hoa/minutes
- d. Matt Kasper provided a report from the Architectural Control Committee (ACC). In the last 6 months, neighborhood construction activity has consisted primarily of a few garages/sheds – no major issues.



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Some discussion took place regarding the usual concerns about upkeep and keeping properties free of debris. All members are encouraged to help less able neighbors with landscaping cleanup, etc. If someone needs occasional help, they can contact anyone on the Board, who will solicit other members to help. Such work details are an example of the community spirit of Falcon Estates.

Patti Pignotti expressed concerns about the number of cars parked at 1088 Collins and 1127 Fuller, which are on either side of the intersection of Collins and Miller (west side.) Neither resident is a current HOAFE member. The Board will discuss these properties at the next Board meeting.

- e. Chairman Jeff Cooper presented a financial report prepared by Treasurer Sheila Turman;

As of December 2014;

Bank Account Balance of Jun 30, 2014	\$18,425.03
Bank Account Balance as of Dec 29, 2014	\$17,835.54
Deposits (membership dues) July – Dec, 2014	\$ 225.00
Interest earned Sept & Oct 2014	\$ 1.55
Expenses paid May thru Dec 29, 2014	
Check 618 Gifts for Larry & Kathleen	\$229.84
Check 619 July Mtg Refreshments	\$ 18.40
Check 620 Decals for HOA meeting signs	\$ 27.98
Check 621 Newsletter printing & postage	\$382.17
Check 622 Garage Sale advertisements	\$ 33.93
Check 623 HOA Secretary Rpt	\$ 10.00
Check 624 Greg Halliday – Trash Removal	\$ 57.00
Check 625 HOA Postage/supplies/FedX	\$ 49.00
Check 626 HOA 2015 CONO dues	\$ 35.00
TOTAL EXPENSES	\$843.32

Outstanding Expenses

Jan 2015 HOA Community Board Mtg Signs	TBD
Jan 2015 HOA Community Mtg Door Prizes	\$75.00
Jan 2015 HOA Community Mtg Refreshments	\$22.34
Jan 2015 Welcome Basket materials	TBD

- f. The 2015 Board of Directors election was conducted to elect Board members for Filing 1, Director #2, Filing 2, Director #1, Filing 3, Director #1 and At Large Director #3. The uncontested ballot was unanimously approved as shown below, many thanks to these volunteers;



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<u>Position</u>	<u>Term</u>	<u>Candidate</u>
Filing 1, Director #2	2015-2016	John Comes, 982 Venhorst Road
Filing 2, Director #1	2015-2016	Sheila Turman, 7518 Vincent Drive
Filing 3, Director #1	2015-2016	Todd Dorpinghaus, 7386 Grashio Drive
At Large Director #3	2015	Anita Wallace, 1055 Cragin Road

4. Guest Speaker - Larry Bagley, City Councilman District 2

Chairman Jeff Cooper introduced former HOAFE Chairman and interim District 2 City Councilman Larry Bagley as the guest speaker for the meeting. Larry first described his appointment to the Council through April, in which he will fill the position vacated by Joel Miller. Joel Miller resigned in order to run for Mayor. In the meantime, Larry will conduct a campaign for the April 2015 election, to be elected for District 2 and serve the remaining two years of the term.

Larry then discussed some of the significant issues currently before the Council;

- Stormwater drainage: This has undergone several transformations, beginning with a bond issue that included funds for the CSPD Sand Creek storage facility, which is in great need of repairs/maintenance. Two revisions of the bond issue were defeated. Council member Jan Martin proposed a resolution to support the stormwater program by re-allocating other funds, which was approved.
- A petition has been filed for the recall of District 4 Council member Helen Collins. The recall question will be on the April election ballot.

Upcoming issues;

- 2015 budget – efforts are progress to find ways to support city infrastructure repairs and improvements without raising taxes
- The City for Champions Olympic museum is moving forward with private funds and is not using any tax dollars
- Plans for a new Air Force Academy visitor’s center at the North Gate are moving forward using USAFA funding and no city tax dollars
- A city events center/stadium concept is in very preliminary stages of discussion. Funding sources have not been determined yet, but no one wants to use tax dollars at this time.
- The general purpose for all these projects is to increase tourism and new residents to the area, thereby increasing city revenue.

District 2 hot issues;

- From Larry’s perspective, two important issues for District 2 at this time are infrastructure (i.e. potholes, etc.) and the presence of homeless. Patti Pignotti has also done some research into the homeless situation with the CSPD. Officer Iverson is the current CSPD contact for homeless problems, and can be reached at 719-385-2151. For non-emergencies, the CSPD can always be reached at 719-444-7000.



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- Finally, Larry provided his City phone numbers where he can be reached regarding District 2 issues; 719-385-5493 (office), 719-822-4232 (mobile). Larry will also gladly accept volunteers to help with his campaign for the April municipal election.

5. Current Events/Interest Items

a. Woodmen Phase 2A Construction

Not much has changed with this project in the last few months with the exception of some delays. Access to apartment complexes in the area has been a recent concern. Current schedule as shown on the project website;

- Bidding Process to start Feb 2015
- Contract Award scheduled for Sep 2015
- Completion in spring 2017
- For more information, visit the project website:
<http://www.woodmenroad.com/phase2news-events.htm>

b. CSFD Fire Mitigation and Chipping Program

- The October 2014 chipping activity was quite successful, with 43 homeowners participating. Ms. Amy Sylvester, the program coordinator, estimated 84 cubic yards, 8.4 tons of material was removed from Falcon Estates.
- This is a terrific program and a great opportunity to get rid of tree and brush trimmings at no cost. HOAFE will continue to participate annually.
- For more information, visit the program website:
<http://springsgov.com/Page.aspx?NavID=3374>

c. Real Estate Report

Vice-Chairman Todd Garcia presented a report of recent real estate activity and home values in the neighborhood. Active listings peaked at eight in the summer of 2014, down to two by the end of the year. Median sale prices are once again on the rise, after a low period following the 2008 recession. Median sale prices are back into the \$300,000 range, about where they were in the 2006-2007 timeframe. In addition to the general state of the economy, home values in Falcon Estates are increasing due to property improvements and new buildings, as well as a low number of foreclosures. Some of the data provided by Todd is attached.

d. Wildlife Discussion

A brief wildlife discussion confirmed that as usual, prey and predator animals such as coyotes, bobcats and possibly a mountain lion have been sighted in the neighborhood recently. While coyote activity is present, including a couple of mangy animals, no serious problems have been reported, and the number of animals is not near what it was a few years ago when HOAFE brought in a trapper.



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As always, be sure to protect yourselves and especially small children and pets with some simple precautions;

- Recreate during daylight hours and use extra caution pre-dawn and at dusk
- Avoid thick vegetation and rocky areas, which are potential den sites
- Carry a walking stick, deterrent spray or noise maker
- Always keep pets on a leash
- Do not leave trash outside where it is easily accessible to wildlife
- **Never** feed any wildlife except birds
- Report any incidents to the HOAFE Board and the Colorado Parks and Wildlife Department at 719-227-520

e. Neighborhood Events/Activities

- The Board welcomes all ideas, new and old, for neighborhood events and activities
 - Board members must approve HOAFE endorsement and expenditure of funds, if any
- Members are encouraged to actively participate in planning, organization and conduct of events – this is *your* HOA

6. Open Floor/General Discussion

Several topics not included in other discussions are summarized as follows;

- Some concern has been expressed over the lack of street names for the access roads behind the Academy Blvd shopping areas. The question is whether emergency services are aware of the Collins access points from these roads, and would use them to reduce response time to nearby properties. While the question is valid for both East and West sides, the Collins access on the West side is one of only two entrances to the area. The Board will make an inquiry to the City Emergency Management Office.
- On a related note, the stop sign between the Home Depot and REI has been knocked down and not put back up. While this is technically not a Falcon Estates issue, the overall concerns about traffic hazards surrounding the neighborhood are valid. The Board will attempt to contact both Home Depot and Sam's Club regarding this and clean-up of trash/landscaping on their properties bordering Falcon Estates.
- Road conditions and especially potholes are problematic in the neighborhood. Some time ago, Matt Kasper had spoken with a city representative who indicated Falcon Estates was on the list for street repairs. Matt indicated he would follow up to check on current status.



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- Terri Wilson reported that she found a Christmas gift on the East side addressed to Phil, with the names Casey, Brenda and Cliff on it. If anyone recognizes this package, please contact Terri @ 719-475-8721 to have it returned.



7. Conclusion

- a. The final agenda item was a drawing for door prizes – three \$25 gift cards for area restaurants. Congratulations to the lucky winners!
Elephant Bar – Stephanie Nauert
Applebees – Tom Wilson
Buffalo Wild Wings – Ken Thomas
- b. Meeting was adjourned at 8:03 pm
- c. Next meeting – Thursday July 30 2015, 6:30 pm

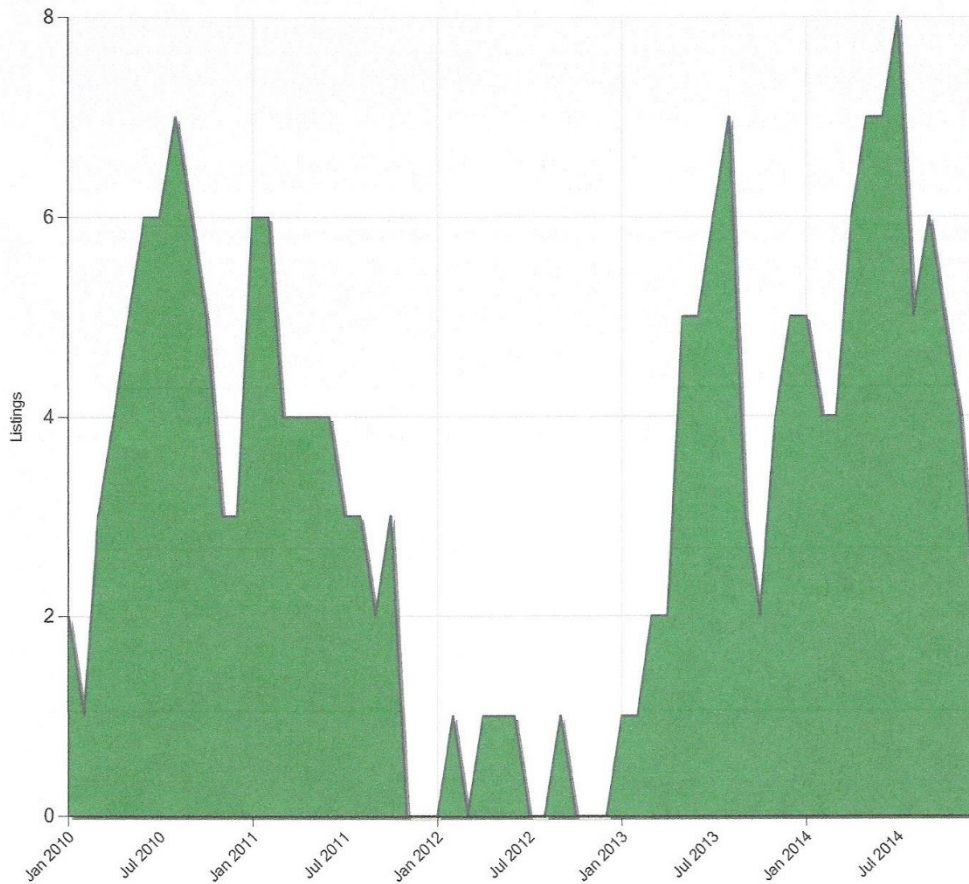


ATTACHMENT – Real Estate Report

1/29/2015

Matrix

Historic Count of Active Listings



Active Listings, Number of					
Month	2010	2011	2012	2013	2014
Jan	2	6	0	1	5
Feb	1	6	1	1	4
Mar	3	4	0	2	4
Apr	4	4	1	2	6
May	5	4	1	5	7
Jun	6	4	1	5	7
Jul	6	3	0	6	8
Aug	7	3	0	7	5
Sep	6	2	1	3	6
Oct	5	3	0	2	5
Nov	3	0	0	4	4
Dec	3	0	0	5	2

Search Criteria

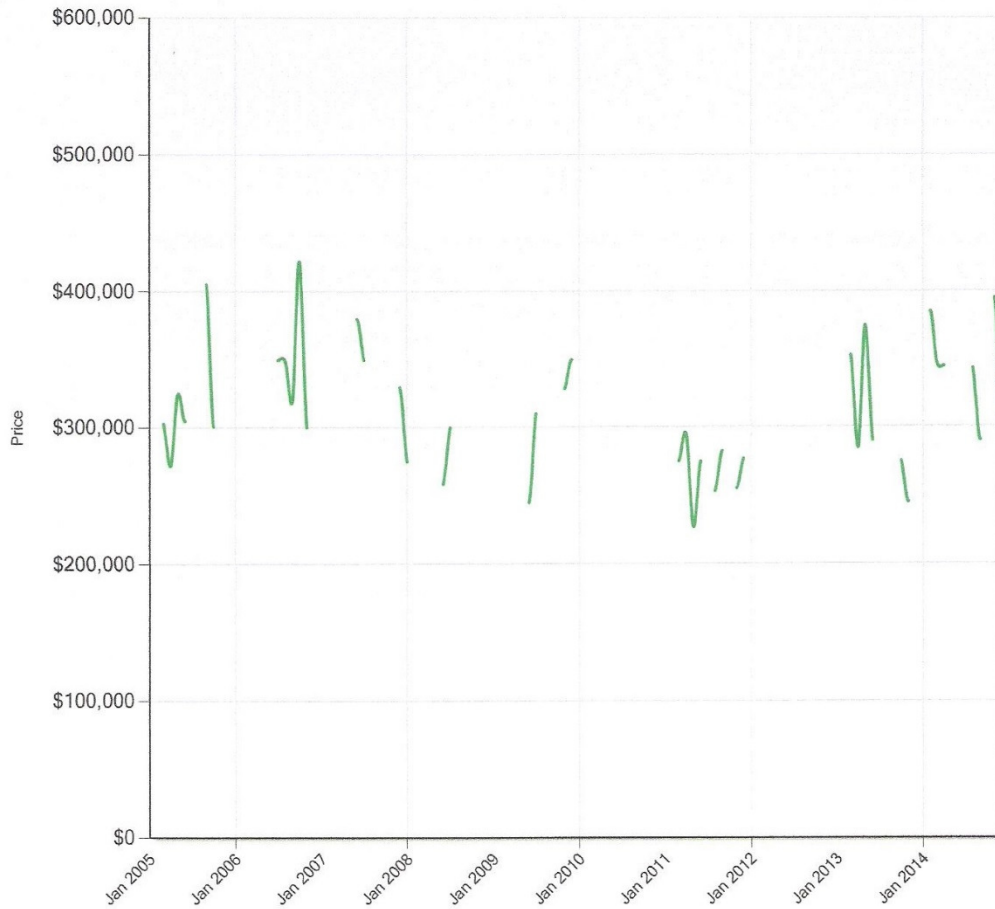
Time frame is from Jan 2010 to Dec 2014
 School District is '20-Academy'
 Sub Area is 'Falcon Estates'
 MLS is 'Pikes Peak'
 Results calculated from 54 listings



1/29/2015

Matrix

Historic Sales Price Trend





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Month	Sale Price, Median				
	2005	2006	2007	2008	2009
Jan		\$550,000		\$275,000	
Feb					\$299,000
Mar	\$303,000	\$317,750			
Apr	\$272,500		\$307,000		\$323,500
May	\$324,950				
Jun	\$304,950		\$379,950	\$258,500	\$245,000
Jul		\$350,000	\$350,000	\$300,000	\$310,000
Aug		\$349,000			
Sep	\$405,600	\$320,000			
Oct	\$301,000	\$422,000	\$290,000	\$355,450	
Nov		\$300,000			\$329,000
Dec			\$330,000	\$294,250	\$350,000

Month	Sale Price, Median				
	2010	2011	2012	2013	2014
Jan					
Feb					\$385,000
Mar	\$274,900	\$275,000		\$353,250	\$347,500
Apr		\$294,500	\$276,500	\$285,000	\$345,000
May	\$252,000	\$227,000		\$375,000	
Jun		\$275,000	\$230,000	\$290,000	
Jul					
Aug		\$253,000		\$295,000	\$343,500
Sep		\$282,500			\$290,000
Oct				\$275,000	
Nov		\$255,000	\$360,000	\$245,000	\$395,000
Dec		\$277,000			\$302,500

Search Criteria

Time frame is from Jan 2005 to Dec 2014
 School District is '20-Academy'
 Sub Area is 'Falcon Estates'
 MLS is 'Pikes Peak'
 Results calculated from 88 listings