



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: 47
- c. Total attendance: 54

2. Meeting called to order at 6:43 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
 - Sheila Turman, Treasurer & Director Filing 2
 - Todd Dorpinghaus, Director Filing 3
 - Robert Jacobs, Director at Large
 - Anita Wallace, Director at Large
 - David DiCocco, Director at Large

Not present;

John Comes, Secretary & Director at Large

Tom Wilhelm, Director Filing 3

Matt Kasper, ACC East

Board Member contact information:

HOAFE Board of Directors						
Position	Term	Name	Officer	Address	Phone	Email Address
Filing 1 Director #1	2014-2015	Todd Garcia	Vice-Chair	1045 BERGLIND RD	719-684-3754	todd.nplh@gmail.com
Filing 1 Director #2	2015-2016	John Comes	Secretary	982 VENHORST RD	719-659-1300	comesjp63@gmail.com
Filing 2 Director #1	2015-2016	Sheila Turman	Treasurer	7518 VINCENT DR	719-264-9538	turmanco@q.com
Filing 2 Director #2	2014-2015	Jeff Cooper	Chairman	1620 CRAGIN RD	719-362-7264	cooper.jeffc@gmail.com
Filing 3 Director #1	2015-2016	Todd Dorpinghaus		7386 GRASHIO DR	719-388-0170	tdorpinghaus@gmail.com
Filing 3 Director #2	2014-2015	Tom Wilhelm		7048 BELL CIR	719-433-3440	wilhelm80920@gmail.com
At Large Director #1	2015	David DiCocco		1114 BERGLIND RD	719-548-9570	esoomjd@q.com;
At Large Director #2	2014-2015	Robert Jacobs		7135 ROSS DR	719-238-3900	jacobsrs@msn.com
At Large Director #3	2015	Anita Wallace		1055 CRAGIN RD	719-433-2043	aosborne007@yahoo.com;
Architectural Control Committee						
ACC East #1		Matt Kasper		2004 FULLER RD	719-593-1737	kaspers@pcisys.com
ACC East #2		Vacant				
ACC East #3		Vacant				
ACC West #1		Vacant				
ACC West #2		Vacant				
ACC West #3		Vacant				



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- b. Minutes of the last General Membership meeting (29 Jan 2015) were approved with no changes. Final copy is available on the HOAFE website; www.hoafe.com/hoa/minutes
- c. No 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 issue. There is another volunteer to work ACC, Mr. Tony Archer.
- d. Treasurer Sheila Turman presented a financial report prepared by Treasurer Sheila Turman; sixteen new families moved into Falcon Estates.

As of May 2015;

Bank Account Balance of Dec 29, 2014	\$17,835.54
Bank Account Balance as of Jun 16, 2015	\$18,175.76
Deposits (membership dues) Jan – Jun 16, 2015	\$ 2,900.00
Interest earned Jan – May 2015	\$ 3.74

Expenses paid May thru Dec 29, 2014

Check 627 Dec HOA Community Refreshments	\$ 22.34
Check 628 Dec HOA Meeting Prizes	\$ 75.00
Check 629 Dec HOA meeting signs	\$ 219.46
Check 630 HOA supplies newsletters	\$ 74.23
Check 631 Annual PO Box Fees	\$ 80.00
Check 632 Welcome basket/materials	\$ 117.98
Check 633 Karen Highland – Garage Sale ad	\$ 33.93
Check 634 US Liability INS Co-Annual Fee	\$1,527.00
Check 635 Bi-annual newsletter distributions	\$ 227.30
Check 636 CONO Mtg – participation fee*	\$ 50.00
Check 637 Fee for FE HOA Internet domain*	\$ 24.95
Check 638 Fed Ex Charges*	\$ 71.76

*= outstanding checks

TOTAL EXPENSES **\$2423.95**

Outstanding Expenses

July 2015 HOA Community Board Mtg Signs	TBD
July 2015 HOA Community Mtg Refreshments	TBD
June 2015 Community Garage Sales Ads	TBD

4. Guest Speakers

- a. Chairman Jeff Cooper introduced former HOAFE Chairman and District 2 City Councilman Larry Bagley as one of the guest speakers for the meeting. Mr. Bagley presented a summary



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of funding issues related to road work (pot holes). The city will be working one street at a time instead of filling random pot holes throughout the city. If the sales tax ballot passes, then the city will address road repairs one quadrant yearly.

After the meeting, Mr. Bagley received a question regarding responsibility for landscaping on the Academy/Woodmen interchange and approaches. Via email, Mr. Bagley provided the following update:

“PPRTA pays for the landscaping through a City/Parks & Rec contract with T-P enterprise, Inc. – billed to PPRTA “Capital Project Maintenance A-List item. If there are issues with the landscaping we can work it.”

- b. Chairman Jeff Cooper also introduced Tim Mitros from the Public Works division of the City of Colorado Springs. Tim Mitros discussed the following:
- There was a development review of Falcon Estates with the storm water manager. When city took over roads from county, the maintenance on ditches ceased. The Street division did some immediate repairs on the west side of HOAFE when complaints were filed this spring. They cut out drains, put up chicken fence, and sprayed for mosquitos.
 - He, Mr. Mitros, put funding in his plan for next year to address ditches in our area.

A question was asked if the homeowner is responsible for ditches. Mr. Mitros answered “No, the homeowner is responsible for their culvert only. Lot-to-lot drainage is a private issue. Neighbors need to work together to solve the drainage and culvert problems.” The excess water has caused septic systems issues which can be expensive to fix. The ground water table is coming up all around the city. We are at 22 inches of rainfall. Our average is 11 inches for this time of year. The culverts are filled half full of sand and debris. If you take down the trees this will make it worse.

Is there any way the Pawnee basins can be addressed? We need to look at whole situation which could mean upsizing the culverts underneath the road.

What are ditch & culvert size requirements? Yes, usually 18” in size. Different sizes for different storms up to 100 year. Everyone should have ditches with clean culverts. If anybody who needs help, put in a request to help to clean out.

Is there a recommendation that we can do now? Get them cleaned out keep the weeds and big trees cleaned out if you want water to flow free.

Do you know anyone who does this work? When will there be an opportunity for dialog? You can call Tim Mitros at any time or contact the HOAFE for more information.



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- c. CSFD Fire Mitigation and Chipping Program was presented by Amy Sylvester;
- The Fire Dept. will provide free on site consultation regarding fire mitigation for your property. Please call or go to the website and schedule with Amy Sylvester at (719) 385-7342 or asylvester@springsgov.com. Amy's card in folder at back. It takes 20 -30 min to complete. It gives you recommendation to change or address problems areas on your property. It is only a recommendation not mandatory. Chances are, there are items that she has an easy fix for. Or if there is something she is worried about and you are not even thinking about, she can address.
 - Chipping is taking place the week of 19 Oct 15. To get rid of any material you trim up to 9" in diameter, please have out by Monday morning, 19 Oct 15.
 - Apply for grant for cost share program (e.g. bigger trees or trimming above roof line). This round of funding applies to Colorado Springs. They will notify HOAs and send out postcard to let you know. Amy will find out in the fall on the status of the grant.
 - A bug, specifically a moth, the Douglas Fir Tussock moth, attacks fir trees. If fir trees are healthy, they'll be ok. There are plans with city forestry to spray in the spring. Spraying is only effective in egg stage.
 - Remember, tall grasses in fall will cause 9 foot flames.
 - Gave out an emergency bag and tote.

For more information, visit the program website:

<https://csfd.coloradosprings.gov/public-safety/fire/prevention-and-safety/wildfire-mitigation>

6. Covenant Review – The covenants were adopted in 1960. We need to update and review. We have grown and our covenants are not keeping pace with that growth. In the city chickens are allowed, but chickens not allowed in HOAFE. CONO has adapted and changed the covenants. The biggest thing is urban farming and gardens. Urban farm 1/3 acre that produces food all year around. He spent \$70k improving is property. Do we want to be a community in the past or in the future? Future real estate growth is geared to people wanting to move to larger lots for self-sufficiency. Can we have a committee to get waivers? The only exclusions for waivers are for filing 2. To change covenants, we need to have a committee that rewrites them. We will set up a committee to review the covenants. A vote was called. All in favor? All raised hands but two. Two were opposed. Motion approved with comment.



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We will set up a committee to take a look at covenants; update them; and work with city and neighborhood. We need to address/find the legal ramification of changing the covenants. City rules are very general. You would also need to set up rules/covenants on how that can be handled...types of coops & fenced area.

7. Open Discussion

New business:

- a. There are weeds along Cragin Road. Who owns that lot? We can find out who takes care of.
- b. Next General Membership will be in January 2016. HOAFE board meets monthly. If anyone would like to volunteer time, that would be great.

8. Meeting adjourned at 7:47 pm.