



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, 26 January 2016

1. Attendees were signed in and membership verified;

- a. Board members present: 6
- b. General members/households present: 35
- c. Total attendance: 51
- d. A quorum was present based on the following calculation:
 - Total HOAFE members at the end of 2015 = 131
 - Quorum is 1/5th of members present, or 26.2
- e. Passage of motions or votes requires a minimum of 50% plus one of the quorum
 - Minimum votes to pass motions or votes = 15

2. Meeting called to order at 6:07 pm

3. Guest Speakers

- a. Chairman Jeff Cooper introduced CSPD Officer Brent Ambuehl to discuss some of the current crime trends in the city.
 - Colorado Springs is experiencing historic highs in property crimes (burglaries, etc.), in part due to the presence of marijuana grow houses
 - Many of these are gang related
 - Auto thefts and vandalism are also high at this time
 - Auto thefts are not typically gang related
 - Highest target vehicles are Subarus and Ford F150 pickups
 - Crimes against persons (assaults, etc.) are not increasing
 - The most significant drug problem in Colorado Springs is heroin
 - Mail theft is also a significant problem
 - Security tips for home owners:
 - Always lock cars that are parked outside, and remove personal property – particularly electronics and garage door openers
 - CO now issues one of two auto registration slips without the owner's address – leave only this copy in the vehicle
 - Leave porch lights on at night, or use motion sensing lights to save energy
 - Establish a routine of checking doors at night to be sure they are locked. Include garage doors and walk-through doors from garage to house.
 - Inventory personal property with photos, serial numbers, etc. to help with recovery should a theft occur. This is also helpful for insurance purposes.
 - Use of surveillance systems, even fake equipment, can be an effective deterrent. Do good research on services (ADT, etc.).
 - Stop receipt of postal mail when out of town
 - Use postal drop boxes (often near grocery stores) or go the Post Office to send mail rather than leaving it in the mailbox for the carrier to pick up



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4. Administrative Items

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

Not present;

- David DiCocco, Director at Large
- Tom Wilhelm, Director Filing 3
- Tony Archer, ACC West

- b. Minutes of the last General Membership meeting (30 Jul 2015) were approved with no changes. Final copy is available on the HOAFE website; www.hoafe.com/hoa/minutes
- c. Matt Kasper provided a report from the Architectural Control Committee (ACC). In the last 6 months, there have been no major architectural issues in any Filings. A few calls have been received about unkempt yards and vehicles.

Also, with respect to stormwater drainage, Matt clarified that keeping driveway culverts clear is the responsibility of home owners. Keeping ditches mowed and clear of debris is also home owner responsibility.

Matt also indicated that some dumping of trash has occurred on the east side, near the Stinson and Woodmen intersection where a house was removed. Matt asks that if anyone observes such activity, please try to get a description of the vehicle and license plate number, then notify CSPD.

- d. Treasurer David DiCocco was absent, but prepared a financial report for the 2015 calendar year as well as a proposed budget for 2016. John Comes reviewed the report provided by David, shown below.



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2015 Annual Treasurers Report - Jan 1, 2015 to Dec 31, 2015

David J. DiCocco, Treasurer

(A)	Bank Account Balance on January 1, 2015			\$ 17,845.97
	Income	\$	3,534.21	
	Expenses	\$	2,858.28	
	Bank Account Balance on December 31, 2015			\$ 18,521.90
(B)	INCOME SUMMARY			
	Annual Membership Dues (134)			
	Filing 1 (67)	\$	1,675.00	
	Filing 2 (14)	\$	350.00	
	Filing 3 (53)	\$	1,325.00	
	Paid 2016 (7)	\$	175.00	
	Interest	\$	9.21	
	TOTAL INCOME			\$ 3,534.21
(C)	EXPENSE SUMMARY			
	Administrative	\$	145.99	
	Liability Insurance	\$	1,527.00	
	P.O. Box	\$	80.00	
	CONO - membership	\$	50.00	
	Web Domain Name	\$	24.95	
	Newsletters	\$	410.04	
	Meetings			
	General Membership	\$	402.19	
	Board of Directors	\$	-	
	HOA Special Programs			
	Welcome Baskets	\$	117.98	
	Garage Sale	\$	100.13	
	TOTAL EXPENSES			\$ 2,858.28
(D)	NET GAIN			\$ 675.93



2016 PROPOSED BUDGET
January 1, 2016 to December 31, 2016
David J. DiCocco, Treasurer

INCOME SUMMARY

Annual Membership Dues (134)	\$	3,350.00
Interest	\$	9.00
TOTAL INCOME	\$	3,359.00

EXPENSE SUMMARY

Administrative	\$	150.00
Liability Insurance	\$	1,600.00
P.O. Box	\$	80.00
CONO - membership	\$	50.00
Web Domain Name	\$	29.00
Legal fees	\$	300.00
Architectural Control Committee	\$	25.00
Newsletters	\$	450.00
Meetings		
General Membership Meetings	\$	400.00
Board Directors meetings	\$	-
HOA Special Programs		
Welcome Baskets	\$	125.00
Garage Sale	\$	100.00
Other	\$	50.00
TOTAL EXPENSES	\$	3,359.00

6. Board of Directors Election

Election of seven Directors was necessary as follows;

- Election of one Director from each of the three Filings occurs each January.
- Election of At-Large Directors occurs on even numbered years.
- Completion of the Filing 2 term vacated by Sheila Turman.

All regular terms are for two years, and completion of Sheila Turman’s term is for one year. Voting was conducted by paper ballots, which had been distributed during sign-in and upon verification of membership. A quorum was present, with the minimum votes required to pass motions or votes being 15. One absentee ballot was submitted to Secretary John Comes prior to the meeting.

Prior to the meeting, one volunteer was identified for each position, with the exception of Filing 3. Kevin Basham (1765 Shrider) volunteered from the floor, resulting in the final ballot as shown below. Each candidate was given the opportunity to introduce themselves and say a few words about why they volunteered.



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<p>Filing 1, Director #2 (Vote for one) Two-year term; 2016-2017</p> <p><input type="radio"/> Greg Floyd 1250 VENHORST RD</p> <p><input type="radio"/> Write-in Candidate _____</p>	<p>Filing 2, Director #1 (Vote for one) One-year term; 2016</p> <p><input type="radio"/> Anita Wallace 1055 CRAGIN RD</p> <p><input type="radio"/> Write-in Candidate _____</p>
<p>Filing 3, Director #2 (Vote for one) Two-year term; 2016-2017</p> <p><input type="radio"/> Write-in Candidate Kevin Basham</p>	<p>Filing 2, Director #2 (Vote for one) Two-year term; 2016-2017</p> <p><input type="radio"/> Jeff Cooper 1620 CRAGIN RD</p> <p><input type="radio"/> Write-in Candidate _____</p>
<p>At Large Directors (Vote for three) Two-year term; 2016-2017</p> <p><input type="radio"/> David DiCocco 1114 BERGLIND RD (Filing 1) <input type="radio"/> Stephanie Nauert 1270 BERGLIND RD (Filing1)</p> <p><input type="radio"/> Ralph Gleckler 1331 COLLINS RD (Filing 1) <input type="radio"/> Write-in Candidate _____</p>	

Ballots were completed, collected, and counted with results as shown below:

Filing 1, Director #2:	Greg Floyd	Votes For: 31
Filing 2, Director #1:	Anita Wallace	Votes For: 31
Filing 2, Director #2:	Jeff Cooper	Votes For: 31
Filing 3, Director #2:	Kevin Basham	Votes For: 22
At Large Director #1:	David DiCocco	Votes For: 28
At Large Director #2:	Ralph Gleckler	Votes For: 30
At Large Director #3:	Stephanie Nauert	Votes For: 31

In accordance with the HOAFE Constitution Article III, Section 2.c, the Board of Directors will select officers at the next Board meeting, expected to occur in February 2016.

7. Open Discussion

While ballots were counted, Chairman Jeff Cooper opened the meeting for discussion items from the floor:

- **Covenant Review:** At the July 2015 membership meeting, a discussion about updating the Falcon Estates Protective Covenants took place, and members present asked about progress of this effort. A committee was formed in the fall of 2015, and several fact-finding meetings took place. Initial discussions focused on domestic animals (chickens) and home-based businesses. Concerns about the potential cost of amending covenants were raised. Members that have been involved in efforts to change covenants in other neighborhoods have never



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seen successful completion. In a future Board meeting, the Board will invite the committee to report their findings, and determine a forward plan of action.

- Natural Grocers purchase of Ethan Allen building (west side of Academy). This is a recent issue under review by the city land use planning office. One public meeting occurred on December 9th, and another is scheduled for 27 Jan. Concerns include increased traffic through the Shrider/Academy intersection, delivery trucks, and presence of food waste/trash.
- Location of mail boxes: On some blocks within FE, mail boxes are not placed on the same side of the street as the residences, and the possibility of moving them was raised. Some residents have asked the Post Office about this in the past. The process and paperwork to accomplish a single move would likely take many months. If a homeowner moves a mailbox on their own, the Postal carrier will not deliver mail for that address.
- Snow removal: A question was raised from the floor about HOAFE hiring a private company to plow the neighborhood, since the city never gets to FE. The cost for such an undertaking would require special approval by the HOAFE membership and would be expected to quickly deplete available HOAFE funds. Also, private companies would likely not accept the work because FE roads are city responsibility. Requests for street maintenance can be submitted to the city at the following website:

<https://coloradosprings.gov/cat/government/general-information/information/street-maintenance-request-form-1>

8. The next General Membership Meeting is scheduled for Tuesday, 26 July 2016, 6:00 – 8:00 pm at the CSPD Falcon Substation Community Room, 7850 Goddard Street.

9. Meeting adjourned at 7:23 pm.