



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 July 2016

1. Attendees were signed in and membership verified;

- a. Board members present: 5
- b. General members/households present: 35
- c. Total attendance: 53
- d. A quorum was present based on the following calculation:
 - Total HOAFE members = 99
 - Quorum is presence of 1/5th of members, or 19.8
- e. Passage of motions or votes requires a minimum of 50% plus one of the quorum
 - Minimum votes to pass motions or votes = 11

2. Meeting called to order at 6:04 pm

3. Guest Speakers

- a. Vice-Chairman Greg Floyd introduced members of the Woodmen Phase 2 project team; Mr. Clyde Pikkaraine and Mr. Mike Chaves of the City, along with representatives from the prime contractor, Wildcat Construction.
 - Mr. Pikkaraine provide an overview of the project, which was essentially the same as that provided at the July 7 public open house.
 - The project is scheduled for 18 months, starting in July 2016, making expected completion at the end of 2017
 - Wildcat Construction outlined the major construction steps of the project
 - Some questions from the audience addressed specific issues such as water line switchovers and traffic signals
 - The project steps, diagrams of the Woodmen/Union intersection, and other reference materials are posted on the project website: <http://www.woodmenroad.com/index.htm>
 - The website also includes a function to register for email alerts
 - Questions can be directed to the project information line: 719-900-5960 or via email: woodmenrd@PublicInfoTeam.com
- b. Vice-Chairman Greg Floyd next introduced Ms. Amy Sylvester from the CSFD Wildfire Mitigation team to discuss the annual Chipping program and other wildfire mitigation issues.
 - Ms. Sylvester provided a standard presentation about the Chipping Program, which will service Falcon Estates the week of 24 October 2016.
 - Guidelines for participation and sign-up can be found at the CSFD website: <https://csfd.coloradosprings.gov/page/neighborhood-chipping-program>
 - For wildfire mitigation, Ms. Sylvester placed particular emphasis on grass fires.
 - Nationwide, grass fires account for about 40% of the fire related fatalities, due to the speed at which they spread
 - Flame lengths can be as much as 3 times as high as the fuel



Home Owners Association of Falcon Estates, Inc.

Neighbors Dedicated to the Protection and Preservation of Our Neighborhood!

PO Box 63183, Colorado Springs, CO 80962

- CSFD recommends maintaining a 10-15 foot buffer around homes and outbuildings through occasional mowing, particularly beginning in mid-summer when grasses mature and begin drying out
- For larger properties (2 acres +), a similar buffer around the lot perimeter is also recommended
- Based on a question from the audience, Ms. Sylvester explained that the chipping program is funded by taxpayer dollars, but donations are accepted
- For questions or further information, contact Ms. Sylvester at 719-385-7342 or via email: asylvester@springsgov.com

4. Administrative Items

- a. 2016 Board and ACC members were introduced;
- Greg Floyd, Vice-Chair & Director Filing 1
 - John Comes, Secretary & Director Filing 1
 - David DiCocco, Treasurer & Director At Large
 - Todd Dorpinghaus, Director Filing 3
 - Kevin Basham, Director Filing 3
 - Matt Kasper, ACC East

Not present;

- Jeff Cooper, Chairman & Director Filing 2
- Ralph Gleckler, Director at Large
- Tony Archer, ACC West

- b. Minutes of the last General Membership meeting (26 Jan 2016) were approved with no changes; motion by member Jon Paukovich, seconded by member Tom Jackson. Final copy is available on the HOAFE website; www.hoafe.com/hoa/minutes
- c. Vice-Chairman Greg Floyd discussed the two current openings on the Board, one from Filing 2 to complete the 2015 – 2016 term, and one At Large (#3) to complete the 2016 – 2017 term. Greg emphasized the need for representation from each Filing. Many members are not sure which Filing their property is in, but this information is included on the sign-in sheets, is readily available from the Secretary or Treasurer, and is publicly available on the El Paso County Assessor website: <http://land.elpasoco.com/default.aspx>

During the discussion, Dave Draves (1590 Cragin) volunteered for the Filing 2 position and Adrienne Jespersen (1564 Fuller) volunteered for the At-Large position. In accordance with Article I.4.c of the HOAFE Bylaws, these replacements will be confirmed by the Board of Directors at the next Board meeting.



Home Owners Association of Falcon Estates, Inc.

Neighbors Dedicated to the Protection and Preservation of Our Neighborhood!

PO Box 63183, Colorado Springs, CO 80962

- d. 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 reminded the audience that keeping driveway culverts clear is the responsibility of home owners. Keeping ditches mowed and clear of debris is also home owner responsibility.

Treasurer David DiCocco encouraged all residents to remove the mullein plant from their properties. The Colorado Department of Agriculture considers this plant a List C noxious weed. Mullein can spread rapidly due to the high number of seeds produced by each plant. The key to effective control of is preventing the production of seeds by cutting off the flowering tips early, or simply pulling the plants, which is generally easy when soil is moist. More information can be found online at <https://www.colorado.gov/pacific/agconservation/common-mullein>



- e. Treasurer David DiCocco presented the mid-year financial report, shown below. David reported the number of recent new/renewed memberships via mail and at check-in. No members had questions about the financial report, except for an inquiry about the percentage of members vs. all properties. Membership is currently approximately 32%, which is down from the last several years, which have been in the low 40s.



Home Owners Association of Falcon Estates, Inc.

Neighbors Dedicated to the Protection and Preservation of Our Neighborhood!

PO Box 63183, Colorado Springs, CO 80962

Home Owners Association of Falcon Estates				
2016 BUDGET				
January 1, 2016 to December 31, 2016				
David J. DiCocco, Treasurer				Year to Date
719/548-9570				7/26/2016
INCOME SUMMARY				
	Annual Membership Dues (134)	\$ 3,350.00	63	\$ 1,400.00
	Interest	\$ 9.00		\$ 7.68
	CONO Grant (Neighborhood Clean-Up)	\$ 500.00		\$ 500.00
	TOTAL INCOME	\$ 3,859.00		\$ 1,907.68
EXPENSE SUMMARY				
	Administrative	\$ 150.00		\$ -
	Liability Insurance	\$ 1,600.00		\$ 1,527.00
	P.O. Box	\$ 80.00		\$ 85.00
	CONO - membership	\$ 50.00		\$ 50.00
	Web Domain Name (1 Year)	\$ 29.00	3 Yrs	\$ 278.15
	Legal fees	\$ 300.00		\$ -
	Architectural Control Committee	\$ 25.00		\$ -
	Newsletters	\$ 450.00		\$ -
	Meetings			
	General Membership Meetings	\$ 400.00		\$ 53.15
	Board Directors meetings	\$ -		\$ -
	HOA Special Programs			
	Welcome Baskets	\$ 125.00		\$ -
	Garage Sale (Karen Highland)	\$ 100.00		\$ 45.16
	Other Neighborhood Clean-Up	\$ 50.00		\$ 550.00
	TOTAL EXPENSES	\$ 3,359.00		\$ 2,588.46
Ent FCU Business Accounts opened March 1, 2016				6/30/2016
	Savings Balance (.010% Interest)			\$ 1,025.22
	Checking Balance (No Interest)			\$ 1,963.69
	Money Market (.015% Interest)			\$ 15,227.75
				\$ 18,216.66



Home Owners Association of Falcon Estates, Inc.

Neighbors Dedicated to the Protection and Preservation of Our Neighborhood!

PO Box 63183, Colorado Springs, CO 80962

5. Covenant Review

Vice-Chairman Greg Floyd and Secretary John Comes provided an update of the covenant review committee, which was formed in the fall of 2015 and reported on at the January 2016 General Membership Meeting. Current status:

- Committee formed after the July 2015 General Meeting to explore the feasibility of updating FE Protective Covenants.
- Committee met several times in the fall of 2015, and reported status at the March 2016 Board meeting.
- In summary, only two specific covenant changes were discussed;
 - Businesses in the home allowed per city code (Article #8)
 - Chickens allowed per city code (Article #13).
- After several meetings and with some insight into similar efforts by the Rustic Hills Improvement Association, interest in modifying the covenants significantly diminished.
- The expected cost for legal fees and updating deeds for all FE properties was projected to be greater than most homeowners would be willing to bear.
- At the March Board meeting, the Board voted to suspend this activity. A binder of background information was turned over to the Secretary for future reference.

A subsequent question was asked about whether it was possible to receive a variance or exception to specific covenant provisions. In such cases, members may submit requests to the Board of Directors for consideration.

6. Neighborhood Cleanup Event

Director Kevin Basham informed the membership about a grant recently received from the Council Of Neighborhood Organizations (CONO) in the amount of \$500 for the purpose of neighborhood improvement. With these funds, the Board will arrange for two roll-off dumpsters to be delivered on the weekend of 13-14 August, one on the east side of Academy and one on the west side. Details are as follows:

- Free access to dumpsters for HOAFE members
- Yard waste/cleanup only
 - No furniture, hazardous materials, appliances, etc.
- Saturday/Sunday, 13-14 August 8am-8pm
- Dumpster Locations:
 - West side – 1330 Collins (Ralph Gleckler's property)
 - East side –1610 Cragin (near Jeff Cooper's property)
- Volunteers needed for monitoring - several members volunteered during the discussion, but more are always welcome
 - West side – please contact Greg Floyd: 719-472-0862 or retrvrman@gmail.com
 - East side – please contact Jeff Cooper/Kevin Basham
 - Jeff: 719-362-7264 or cooper.jeffc@gmail.com
 - Kevin: 719-964-3820 or bashamjk@yahoo.com



Home Owners Association of Falcon Estates, Inc.

Neighbors Dedicated to the Protection and Preservation of Our Neighborhood!

PO Box 63183, Colorado Springs, CO 80962

7. Stormwater Improvements

Secretary John Comes has been in contact with Public Works regarding the stormwater improvements (city owned ditches, culverts, drains) following discussions last summer. Public Works has not forgotten the issues and is actively working them now that the Southern Delivery System (SDS) is active;

- May 2016: Public Works visited the neighborhood with engineers in preparation for performing a detailed drainage study
- June 2016: Public Works contracts established with several firms for various services
- July 2016: Selection of contractor to perform FE drainage study underway

Member and District 2 Councilman Larry Bagley provided some historical perspective on Falcon Estates annexation and SDS funding. Following the passage of Ballot Issue 2C in the 2015 Special Municipal Election, Mayor Suthers has budgeted \$19 million each year for the next five years for stormwater improvements. This is primarily to comply with the EPA Clean Water Act and provide for cleaner stormwater running from Colorado Springs to Pueblo. Within the many associated projects are improvements for Falcon Estates and Columbine Estates.

8. Open Discussion

The following discussion items were raised from the floor:

- Traffic light, Shrider & Academy
 - The Board has been told by City traffic engineering that they will perform a study/traffic counts after Natural Grocers opens to determine if changes will be made to the intersection or signal lights. Natural Grocers opened last week on 21 July, so the Board will continue to inquire with City engineers for status.
- Stop sign, Collins & Murdoch
 - Residents near this intersection would like it to be designated as a 3-way stop. Director Kevin Basham has recently been investigating possible traffic calming solutions, and this intersection has been identified as a prime candidate for improvement. Councilman Bagley indicated that Kathleen Craiger, City Traffic Engineering Manager is not particularly fond of speed bumps and similar devices, but is generally willing to listen. Mayor Struthers is also a strong proponent of neighborhood improvement and may be a resource as well.
- Homeless at Collins & Vincent
 - A homeless person has been observed multiple times near the intersection of Collins & Vincent (west side). Homeless can be reported to the CSPD Homeless Outreach Team (HOT) at 719-444-7666 or via email: CSPDHot@springsgov.com.
- Viewhouse Restaurant traffic
 - The potential for increased traffic and subsequent problems due to the proposed Viewhouse Restaurant at Woodmen and Campus Drive is a significant concern for west side residents. Although the Board and individual residents have identified the



Home Owners Association of Falcon Estates, Inc.

Neighbors Dedicated to the Protection and Preservation of Our Neighborhood!

PO Box 63183, Colorado Springs, CO 80962

issue to the city planning office several times, little feedback has been received. The Board will attempt to address this concern with city traffic engineers. Councilman Bagley indicated that the Board and individual residents simply need to keep the pressure on, and can courtesy copy him on any email traffic or call to inform him any verbal discussions with city personnel. Larry may be reached at 719-822-4232 or via email: lbagley@springsgov.com

- Snowplowing, winter 2015-2016
 - Some members expressed dissatisfaction with the city's snowplowing efforts within Falcon Estates, bringing in plows too large for the roads, plowing only in front of specific residences, dropping too much sand in one place, etc.
- Lost chicken
 - Tom & Terry Jackson (7095 Bell Drive) reported a chicken had turned up in their yard and inquired if anyone knew who it might belong to. They are keeping the hen in good health but would like to return it to the owner.
- Trees dying
 - Many residents have noted a number of ponderosa pines and other evergreens dying, and would like to know the causes. Several residents have been investigating problems on their own lots, but no definitive answers have been revealed. Possible causes are aphids, tussock moths, needleminers (tiny moth larvae that feed inside conifer needles), stress from previous droughts followed by overwatering from last year's rains, etc.
- Mailboxes
 - Several mailboxes were recently knocked off their posts on Berglind Rd (west side), unknown if this has been an issue in other areas of the neighborhood. One speculation is that it was caused by someone learning to drive.

9. The next General Membership Meeting will be scheduled for the end of January 2017, the date/time/location will be provided to all members in future communications.

10. Meeting adjourned at 8:50 pm.