



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, 17 January 2018

1. Attendees were signed in and membership verified;

- a. Board members present: 4
- b. General members/households present: 39
- c. A quorum was present based on the following calculation:
 - Total HOAFE members = 74
 - Quorum is presence of 1/5th of members, or 15
- d. Passage of motions or votes requires a minimum of 50% plus one of the quorum
 - Minimum votes to pass motions or votes = 21

2. Meeting called to order at 6:07 pm

3. Administrative Items

- a. 2016 Board and ACC members were introduced;
 - Greg Floyd, Chair & Director Filing 1
 - Jeff Atkinson, Secretary & Director Filing 3
 - David DiCocco, Treasurer & Director At Large
 - Jim Torley, Director Filing 1

Not present;

 - Jeff Cooper, Director Filing 2
 - Dave Draves, Director Filing 2
 - Ralph Gleckler, Director at Large
 - Sarah Hageman, Director at Large
- b. Minutes of the last General Membership meeting (20 July 2017) were approved with no changes; motion by member Jeff Atkinson, seconded by member David DiCocco. Final copy is available on the HOAFE website; www.hoafe.com/hoa/minutes
- c. ACC Report - via Greg Floyd, 1 Fence, 1 new home and 7 out buildings in 2017. Usual issues are yard maintenance; debris and tree branch clean-up, maintenance of driveway culverts.
- d. Treasurer David DiCocco presented the year-end financial report (attached) and proposed budget for 2018. Although membership (primary source of income) was lower than predicted for 2017, expenses were also lower than budgeted resulting in no overruns. David reviewed the proposed budget for 2018, adjusted based on current membership. Questions were asked of the proposed expenditures for updating the Covenants, Bylaws and Constitution.



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4. Bylaw Changes

Proposed changes to the number of board of directors was proposed from nine (9) to seven (7). Topographical errors were corrected. Proposed changes were posted at www.hoafe.com/hoa/documents. Motion for approval by Donald Slater
Seconded by Jon Paukobnich

5. Board of Directors Election

Election of three Directors was necessary as follows;

- Election of one Director from each of the three Filings occurs each January.
- The Director at Large position

All regular terms are for two years. A quorum was present, with the minimum votes required to pass motions or votes being 21.

Prior to the meeting, one volunteer was identified for Director filing 1. Jim Murphy and Jon Paukobnich volunteered from the floor, resulting in the final ballot as shown below.

<u>Director</u>	<u>Term</u>	<u>Candidates</u>	<u>Notes</u>
Filing 1, #1	2018-2019	Greg Floyd	
Filing 2, #1	2018-2019	None	Vacated by Jeff Cooper
Filing 3, #1	2018-2019	Jon Paukobnich	Vacated by Kevin Basham
At Large	2018-2019	Jim Murphy	Vacated by Sarah Hageman

Secretary Jeff Atkinson motioned for a vote in favor of all candidates, Treasurer David DiCocco seconded the motion, and all members present voted in favor.

Tom McCloughlin volunteered for ACC (West).

6. 2017 Year in Review

Board members summarized events and activities from the 2017 calendar year:

Drainage (West Side) – David DiCocco –

- 3 phases
- Vincent preparation
- Shopping center run-off
- Rain drainage, ditches, culverts

Skunks – David DiCocco

- ~30 skunks dealt with



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- For partial re-imbusement of skunk removal fees, submit copies of receipts to Jeff Atkinson, moo@racingcows.com.

Neighborhood Garage Sale – June 2017

- Thanks to Tom & Karen Highland for signs and newspaper ads

Neighborhood Clean-up Event, 18-19 November

- Both dumpsters were easily filled over the weekend
- Volunteers used: 7
- Funding: \$390 paid by HOAFE, \$300 grant from CONO
- Materials collected: yard waste, two 40 yard roll-offs
- Participating households: 21 members
- Includes two new HOAFE members, who paid at the time of dumping
- Overall, Board members considered the event a success
- Idea for future includes expanding into a BBQ/social event

CSFD Chipping Program – Greg Floyd

- Will continue to participate.
- Presentation will be during the July meeting.

Woodmen Ridge Clean-up – Jim Torley

- City Forestry, Fire and Utilities worked together to clean up the ridge.

7585 N. Academy Blvd Redevelopment

- [DP Amendment](#)
- [Location](#)

7. 2018 Forecast

Chairman Greg Floyd summarized plans for the 2018 calendar year:

Update/Revise HOAFE Bylaws

- Goal is for Board to propose revisions and present to membership at July meeting

Garage Sale

- Neighborhood weekend as usual in June

Neighborhood Clean-up

- Goal is to apply for a 2017 grant and sponsor another event



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CSFD Chipping Program

- Participate as usual

8. Open Discussion

The following discussion items were raised from the floor:

- Covenant changes – Allow Chickens and Goats. Restrict Tiny houses and Air BNB
- Discussion for the Current property area.

9. The next General Membership Meeting is scheduled for Thursday July 19, 2018, 6:00-8:30pm at the Library 21C Venue room.

10. Meeting adjourned at 8:32 pm.



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Home Owners Association of Falcon Estates			
2017 BUDGET			
January 1, 2017 to December 31, 2017			
David J. DiCocco, Treasurer			Year to Date
			12/20/2017
INCOME SUMMARY			
	Annual Membership Dues (110)	\$ 2,750.00	\$ 1,950.00
	Interest	\$ 20.00	\$ 53.60
	CONO Grant for Clean-Up		\$ 300.00
	TOTAL INCOME	\$ 2,770.00	\$ 2,303.60
EXPENSE SUMMARY			
	Administrative (CO Periodic HOA Report Fee)	\$ 150.00	\$ 10.00
	Liability Insurance	\$ 1,700.00	\$ 1,527.00
	P.O. Box	\$ 85.00	\$ 90.00
	CONO - membership	\$ 50.00	\$ 75.00
	Web Domain Name (3 years domain & service)	\$ -	\$ -
	Legal fees	\$ 100.00	\$ -
	Architectural Control Committee	\$ 25.00	\$ -
	Newsletters	\$ 150.00	\$ 12.47
	Meetings		
	General Membership Meetings	\$ 200.00	\$ 7.27
	Board Directors meetings	\$ -	\$ 75.00
	HOA Special Programs		
	Welcome Baskets	\$ 50.00	\$ -
	Garage Sale	\$ 60.00	\$ 57.59
	Neighborhood Clean-Up	\$ 200.00	\$ 690.00
	TOTAL EXPENSES	\$ 2,770.00	\$ 2,544.33
Ent CU Business Accounts opened March 1, 2016			
	Savings Balance @ .010%	\$ 1,801.03	\$ 2,953.72
	Checking Balance @ 0%	\$ 1,585.49	\$ 139.42
	Money Market @ .015%	\$ 15,239.27	\$ 15,260.18
	As of 4/19/17	\$ 18,625.79	\$ 18,353.32



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Home Owners Association of Falcon Estates		
2018 BUDGET		PROPOSED
January 1, 2018 to December 31, 2018		
David J. DiCocco, Treasurer		
INCOME SUMMARY		
Annual Membership Dues (92)		\$ 2,300.00
Interest		\$ 40.00
TOTAL INCOME		\$ 2,340.00
EXPENSE SUMMARY		
Administrative		
CO Secretary of State HOA Annual Report		\$ 10.00
Liability Insurance		\$ 1,550.00
P.O. Box		\$ 90.00
CONO - membership		\$ 75.00
Web Domain Name (3 years domain & service)		\$ -
Legal fees		\$ 100.00
Architectural Control Committee		\$ 25.00
Meetings		
General Membership Meetings (mailings)		\$ 750.00
Board Directors meetings		\$ 50.00
HOA Special Programs		
Welcome Baskets		\$ 50.00
Garage Sale		\$ 60.00
Neighborhood Clean-Up		\$ 300.00
Covenant Revision		
Legal fees - assistance (\$150.00 X 20 hours)		\$ 3,500.00
Printing, Documents and Voting-Notaries fees		\$ 1,500.00
TOTAL EXPENSES		\$ 8,060.00
Ent CU Business Accounts 1/1/2018		
Savings Balance @ 0.10%		\$ 3,008.97
Checking Balance @ 0%		\$ 139.42
Money Market @ 0.15%		\$ 15,262.12
Funds Balance As of 1/10/18		\$ 18,410.51