



Home Owners Association of Falcon Estates

General Membership Meeting, 17 Jan 2018 (1 of 2)

Agenda

Call to Order: 6:07 pm

- Administrative Items
 - Board introductions
 - Membership/Quorum/2018 Dues
 - Approve minutes of July 2017 meeting
 - ACC Report
 - Treasurer Report
 - Proposed 2018 Budget
- Proposed Bylaws changes vote
- Board of Directors Election



Home Owners Association of Falcon Estates

General Membership Meeting, 17 Jan 2018 (2 of 2)

Agenda

- Covenant, Constitution & Bylaws changes
 - Reasons for updating documents
 - Items for consideration?
- Year in Review
 - Drainage
 - Skunks
 - Woodmen Construction update
 - Neighborhood Garage Sale
 - CSFD Chipping Program
 - 7585 N. Academy re-development
 - Woodmen ridge clean up
 - Neighborhood cleanup
- Member Inputs/Open Discussion



Home Owners Association of Falcon Estates

General Membership Meeting, 17 Jan 2018

Administrative Items

- Introductions - 2017 Board of Directors and Architectural Control Committee

HOAFE Board of Directors						
Position	Term	Name	Office	Address	Phone	Email Address
Filing 1 Director #1	2017-2018	Jim Torley		1167 Berglind Rd	719-598-8549	jrtorley@comcast.net
Filing 1 Director #2	2016-2017	Greg Floyd	Chairman	1250 Venhorst Rd	719-472-0862	retrvrman@gmail.com
Filing 2 Director #1	2017-2018	Dave Draves		7235 Stinson Dr	719-510-7963	davedraves@yahoo.com
Filing 2 Director #2	2016-2017	Jeff Cooper		1620 Cragin Rd	719-362-7264	cooper.jeffc@gmail.com
Filing 3 Director #1	2017-2018	Jeff Atkinson	Secretary	7325 Grashio Dr	719-247-0649	moo@racingcows.com
Filing 3 Director #2	2016-2017	Vacant				
At Large Director #1	2016-2017	David DiCocco	Treasurer	1114 Berglind Rd	719-888-0297	esoomjd@gmail.com
At Large Director #2	2016-2017	Ralph Gleckler	Vice-Chair	1330 Collins Rd	719-331-7721	whisper@pcisys.net
At Large Director #3	2016-2017	Sarah Hageman		1602 Fuller Rd	719-302-5965	Sarahhageman7@gmail.com
Architectural Control Committee						
ACC East #1		Vacant				
ACC East #2		Vacant				
ACC West #1		Ralph Gleckler		1330 Collins Rd	719-593-1737	whisper@pcisys.net
AC West #2		Vacant				



Home Owners Association of Falcon Estates

General Membership Meeting, 17 Jan 2018

Administrative Items

- 2017 Membership →

Quorum (1/5 th of members)	15	74
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Members present: 39

- Quorum
 - Quorum for motions is 1/5th of membership present or represented by proxy/absentee ballot
 - Motions/votes require a minimum of 50% plus one of the quorum to pass

Minimum votes to pass motions: 21

*(Members * .50 = 50% + 1 = 20.5, round up to 21)*



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Administrative Items

- 2018 Dues
 - Annual dues are \$25.00, payable on or before the thirty-first (31st) day of January of each calendar year.
 - Provide payment today or mail to:
HOAFE, PO Box 63183, Colorado Springs, CO 80962
- July 20, 2017 General Membership Meeting Minutes
 - Motion to approve: Jeff Atkinson
 - Second: David DiCocco
- ACC Report – Ralph Gleckler
 - 1 Fence, 1 New Home, 7 New out buildings
 - Usual issues are yard maintenance; debris and tree branch clean-up, maintenance of driveway culverts
- Treasurer Report (next 4 slides) – David DiCocco



Home Owners Association of Falcon Estates

General Membership Meeting, 17 Jan 2018 (1 of 5)

END OF YEAR STATEMENT

January 1, 2017 to December 31, 2017

David J. DiCocco, Treasurer

	BUDGET	ACTUAL
INCOME SUMMARY		
Annual Membership Dues (110)	\$ 2,750.00	75 \$ 1,875.00
Interest	\$ 20.00	\$ 55.79
CONO 2017 Clean-Up Grant		\$ 300.00
TOTAL INCOME	\$ 2,770.00	\$ 2,230.79
EXPENSE SUMMARY		
Administrative	\$ 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 yrs domain/service)	\$ -	\$ -
Legal fees	\$ 100.00	\$ -
Architectural Control Committee	\$ 25.00	\$ -
Newsletters	\$ 150.00	\$ -



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General Membership Meeting, 17 Jan 2018 (2 of 5)

Meetings	Budget	Actual
General Membership Meetings	\$ 200.00	\$ 21.48
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	\$ 2,546.07

ENT CU Business Accounts balances	1/1/2017	12/31/2017
Savings Balance @ 0.10%	\$ 1,801.03	\$ 3,008.97
Checking Balance @ 0%	\$ 1,585.49	\$ 139.42
Money Market @ 0.15%	\$15,239.27	\$15,262.12
ACCOUNT BALANCE	\$18,625.79	\$18,410.51



Home Owners Association of Falcon Estates

General Membership Meeting, 17 Jan 2018 (3 of 5)

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



Home Owners Association of Falcon Estates

General Membership Meeting, 17 Jan 2018 (4 of 5)

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



Home Owners Association of Falcon Estates

General Membership Meeting, 17 Jan 2018 (5 of 5)

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

\$ 18,410.51



Home Owners Association of Falcon Estates

General Membership Meeting, 17 Jan 2018

Proposed HOAFE Bylaw changes

- **Reduce board from 9 members to 7.**
 - Typographical changes
 - 4 board members will make a quorum
 - Challenging to have 5 members present at board meetings.
 - 2 for each district 1, 2 and 3 and one at large.
 - Existing board members will complete present terms.
 - Motion to approve: Donald Slater
 - Second: Jon Paukobnich
- Voting by show of voting cards, **paid members only, one vote per household**
- 39 Votes for, 0 Against.



Home Owners Association of Falcon Estates

General Membership Meeting, 17 Jan 2018

Board of Directors Election

- Election of one Director from each Filing occurs each January.
- All regular terms are for two years
- Voting by show of voting cards, **paid members only, one vote per household**
- Volunteer Candidates;

<u>Director</u>	<u>Term</u>	<u>Candidates</u>	<u>Notes</u>
Filing 1, #1	2017-2018	Greg Floyd	Existing Chair
Filing 2, #1	2017-2018	None	Existing member
Filing 3, #1	2017-2018	None	K. Basham
Director at Large	2018-2019	None	S. Hageman



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General Membership Meeting, 17 Jan 2018

Board of Directors Election

- Candidate statements
- Nominations from the floor?

Jon Paukobnich – Director #1, Filing #3

Jim Murphy – Director at Large



Home Owners Association of Falcon Estates

General Membership Meeting, 17 Jan 2018

Board of Directors Election

- Voting Results 2018-2019;

Filing 1, Director #1

Greg Floyd

Votes For:

All

Filing 2, Director #1

*

Votes For:

Filing 3, Director #1

Votes For:

Director at Large

Jon Paukobnich

Votes For:

All

*Karl Peterson volunteered Jim Murphy Filing 2, The Board will vote appoint him at the first meeting in accordance with bylaws.

- **VOLUNTEERS NEEDED FOR ACC!!**

Thank you Matt Kasper for all your years of service!

Tom Mcloughlin (ACC West) Volunteered.



Home Owners Association of Falcon Estates

General Membership Meeting, 17 Jan 2018

2017 In Review

- Drainage (west side) –
 - 3 Phases –
 - Vincent preparation (Currently messing up traffic)
 - Shopping center run-off
 - Rain drainage, ditches, culverts
- Skunks -
 - ~30 skunks dealt with
 - For partial re-imbusement of skunk removal fees, submit copy of receipts to Jeff Atkinson
moo@racingcows.com



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2017 In Review

- Neighborhood Clean-up Event, 18-19 November
 - Both dumpsters were easily filled over the weekend
 - Volunteers used: 6
 - Funding: \$390 paid by HOAFE, \$300 grant from CONO
 - Materials collected: Two 40 yard roll-offs of waste.
 - Participating households: 21 households (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



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2017 In Review

- Neighborhood Garage Sale – June 2017
 - Thanks to Tom & Karen Highland for signs and newspaper ads and Columbine Estates for Co-sponsoring
- CSFD Chipping Program –
 - We will continue to participate. Presentation at July meeting.
- 7585 N. Academy Blvd -
 - [DP Amendment](#)
 - [Location](#)
- Woodmen Ridge Clean-up –
 - City Forestry, Fire and Utilities



Home Owners Association of Falcon Estates

General Membership Meeting, 17 Jan 2018

2018 Activity Forecast

- Update/Revise HOAFE Covenants, Constitution and Bylaws
 - Goal is for Board to propose revisions and present to membership at July/Jan meeting
- Garage Sale
 - Neighborhood weekend as usual in June
- Neighborhood Clean-up
 - Goal is to apply for a 2018 grant and sponsor another event
- CSFD Chipping Program
 - Participate as usual



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Member Inputs/Open Discussion

Covenant Bylaws change requests:

Allow Chickens, Allow Goats, Restrict Tiny Houses, Restrict Air BNB

Current property any plans, Elephant bar development,
How do filings count for covenant changes?

- Next Meeting: (Tentative) Thursday, July 19, 2018, 6:00-8:30pm, Library 21C Venue Room
- Adjourn Meeting
 - Motion to approve: Jeff Atkinson
 - Second: Greg Floyd
 - Time: 8:32 pm