

**Falcon Estates HOA  
Monthly FEHOA Board Meeting Minutes**

**Date of Meeting:** October 13, 2022  
**Time of Meeting:** 6:00 P.M.  
**Location of Meeting:** 21C Library  
1175 Chapel Hills Drive  
Colorado Springs, Colorado 80920

**Present at Meeting:** Jim Torley  
Kelly Gengler  
Lynn Murphy  
Tim Fishel  
Dave Draves  
Bonnie Bagley

**Absent:** Dawn Neeley

**Guests:** Carmen Slack, 965 Venhorst RD  
Dennis Parker 819 Collins RD  
Patty Pignotti 1178 Collins RD

**1. Call to Order**

The meeting was called to order by Tim Fishel and seconded by Kelly Gengler

**2. Review of Previous Minutes**

Minutes from the September 2022 meeting were read, corrected, and approved Unanimously.

**3. Financials**

- a. We had 4 new people pay HOA dues
- b. A \$10 expense for the HOA Annual report for the Secretary of State was submitted and paid.  
\*The state is no longer accepting P.O. Box numbers so the Treasure, Tim Fishel used his home address to submit the HOA Annual Report and payment.
- c. The dumpster total was \$425  
The current balance is **\$13,078.50**  
Lynn Murphy moved to approve the Financial Statement and was seconded by Jim Torley.

#### **4. Consideration of Old Business**

- a. A traffic study is active on Venhorst RD. Traffic cutting through from local businesses in the area continues to be an issue on Collins RD. A second request for a traffic study on Collins will be submitted. Jim Torley will follow up with this and request more traffic studies from the city of Colorado Springs.
- b. It was asked if a dumpster could be placed on the street for our annual cleanup. The city requires a permit from Planning and Zoning to place the dumpster on the street.
- c. A thank you was sent to Melissa Hoffman, and her fire mitigation team for the excellent service proved to the Falson Estates. Wildfire Mitigation Program Coordinator, Colorado Springs Fire Department, 375 Printers Parkway, Colorado Springs, CO 80910

#### **5. Consideration of New Business**

- a. A meeting was held to outline and define the Holiday light contest. The committee is composed of Lynn Murphy, Bonnie Bagley, Dawn Neeley, and Kelly Gengler. The \$500 allocated to the Garage Sale was not used in the 2022 year and can be applied to the Holiday light contest.
- b. General Meeting needs to be advertised on social media platforms, neighborhood signs, and in the newsletter.
- c. Notify the city that the white lines at the stop signs are fading.
- d. Newsletter date change.
- e. Review the position and duties of the ACC Committee.
- f. The HOA has multiple copies of documents. Do we need physical copies if the city has all of them already recorded? We need to get all of the current physical copies electronically condensed.

#### **ACC Committee**

- a. The ACC Committee had nothing to note.

#### **6. Guest Concerns**

##### *a. Patty Pignotti*

-Why don't we use legal representation when there are neighborhood disputes?

\*Jim Torley's reply: The HOA does not have any legal standing to impose fines or liens on properties. We encourage homeowners to contact the neighbor that you have a conflict with and point out the violation. HOA board members are available to mediate conflict if needed. If you take your neighbor to court, you can assign your rights to the HOA itself to represent you against the neighbor but you give up your rights for legal representation.

-Patty contacted an attorney and surmises that ADU, commercial, and business ventures are not allowed in Falcon Estates. An ADU is a registered business that they have to pay taxes on so they should not be allowed.

\*Reminded that we cannot impose any fines, liens, or restrictions against the homeowner. The HOA files complaints with code enforcement like our homeowners. If the board feels that a letter with some clout is necessary the services of Red Oak management company is utilized. ADUs are legal in Colorado Springs.

-In the past, the HOA collected the proceeds from events (like the garage sale) to generate funds for the HOA to help cover the cost of legal fees. Patty also stated that The HOA is eligible to receive financial donations due to our 501C 3 Status.

\*When asked for clarification on what she would like to see the funds used for Patty responded that the HOA needs to raise money to sue people who are violating the covenants.

\*The board will consult with the HOA attorney to ascertain if we can accept donations

-Is the ACC committee sending out violation letters?

\*Currently all violation letters are being sent by the Secretary of the board. If additional action is needed Red Oak Management is utilized.

-Patty states that there are newer (2010) guidelines regarding the ACC

\*She was asked to produce said paperwork as nobody on the board or ACC committee has seen anything newer than what we are currently using. The board also reminded her that any changes would need to pass a vote at the General Meeting.

b. *Carmen Slack*

-Traffic speed and frequency are getting bad on the West side.

\*We currently have a traffic study being done by Colorado Springs on Venhorst Rd. Jim Torley will put in a request for an additional traffic study on Collins Rd (W) and Copley RD (E).

c. *Dennis Parker*

-Joined the meeting at the behest of Patty Pignotti. Noted that it is a balancing act to keep everyone happy. He also had traffic concerns.

The meeting was adjourned by Jim Torley and seconded by Lynn Murphy.

The next board meeting is November 17, 2022, at 6:30 pm at 21C Library.