

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

**Date of Meeting:** February 15, 2022  
**Time of Meeting:** 6:00 P.M.  
**Location of Meeting:** Murphy Residence  
1203 Burglind RD  
Colorado Springs, Colorado 80920

**Present at Meeting:** Jim Torley  
Kelly Gengler  
Laura Fraser  
Lynn Murphy  
Tim Fishel

- I. **Call to Order** The meeting was called to order at 6:00 pm by Jim Torley and seconded by Laura Fraser
- II. **Approval of the Minutes** Minutes of the January 2022 board meeting was read by Kelly Gengler and a motion to approve was made by Jim Torley and seconded by Laura Fraser. Approved
- III. **Current Financial Status** Presented by Tim Fishel  
A motion to approve was made by Jim Torley, seconded by Lynn Murphy. Approved
- IV. **New Business**
  - A. The application for obtaining a permit for the car show was obtained  
**Action:** It was given to Mr. Murphy to complete.
  - B. The dates have changed for our annual chipping pickup.  
**Action:** Add chipping information to the next monthly newsletter.
  - C. Our insurance policy was brought up at our January meeting. Do we need to carry this to cover our board and events?  
**Action:** Tim will look at the existing policy and contact Red Oak about this Question.
  - D. Newsletters hardcopies need to get mailed ASAP.  
**Action:** Laura will get labels printed at DFG title and search for a printer.
  - E. Spring dumpster clean up is March 25-27 located on the West Side.  
**Action:** Jim will contact the people from last year to see if it can go on their property.  
Tim  
will call and reserve the dumpster.
  - F. Christine Carpino issued a complaint about her neighbor behind her putting in a the new fence that will impede her view.  
**Action:** ACC Committee -Drive by and look at both properties. Talk to the homeowners.
  - G. Mailboxes are being gone through. Please consider installing a locking mailbox, or ask a neighbor to get your mail, or place a hold on your mail through the post office.  
**Action:** Put a warning in the newsletter.

**ACC Committee:**

- A. We have new neighbors at 7295 Grashio Drive  
**Action:** Lynn will drop off a welcome basket
  
- B. 1773 Walker Drive has broken ground to start building a new house.  
**Action:** Lynn stopped by to check the easement and speak to the owners.

**V. Old Business**

- A. Contact CONO to ask if they will offer fiduciary support for the dumpsters.  
**Action:** Jim Torley will reach out to them.

- B. Pearl and Stark vs Bianci

The conversation continues around the topic of the Bianci's property and if they belong to Falcon Estates 2 or not. Jim Pearl bought maps to show that Block 3 (prior to 1995) was renamed block 4 on July 31, 1995. It clearly states that properties 2, 3, and 4 belong to the Falcone Estates neighborhood. These documents show that these lots are still subject to the neighborhood covenants. If this is the case then all parties are subject to following the Covenants of Falcon Estates and the laws of Colorado Springs.

Who knows what the purpose of the 75" no-build area is? Originally, it was referred to as the "buffer zone". It is suspected that it was done to control the development between the 2 filings. The city required FE landowners to submit the master plan before part of the property became zoned for commercial use.

**Actions:** Reach out to Larry Bagley to see if he knows where the original master plan is located.

Contact the city by email and hardcopy letter stating the FEHOA board's stance on this no-build zone. We are supporting that the no-build zone does not get altered.

The meeting adjourned at 7:49 PM. The motion to adjourn was issued by Jim Torley and seconded by Lynn Murphy.