

Falcon Estates HOA General Meeting

Date of Meeting: January 19, 2023
Time of Meeting: 6:00 P.M.
Location of Meeting: Library 21C
1175 Chapel Hills Road
Colorado Springs, CO 80920

Welcome

In order to vote at this meeting please pay your 2023 annual HOA dues to receive a voting card. To be eligible to vote you must live in filings 1, 2, or 3.

We have a lot to cover this evening so we are going to move at a good pace. Please be patient and questions will be answered at the end of each section that is presented.

There are hard copies of the Constitution and Bylaws, Filing maps and a limited amount of newsletters available.

Treasure Report

1. Dues Changes project that next year we should be at the minimum of \$3000 for 2023
2. Expenses are liability insurance, HOA registration with the state, PO box fee, and CONO. However, in 2023 CONO switched its fee to an annual voluntary donation of \$75.
3. Proposed Budget of \$9,115.91
4. Budget balance of \$12,331.91
5. Website Information The website went down in November 2022. WordPress is the program used to host the webpage and they did an update. The WordPress update broke Jetpack and broke our website. We lost the security that Jetpack provided. HostGator was contacted to host our webpage. We could not find the person who created the website therefore we do not have their password or permission. To override the password requires a court order for anyone to take ownership of the existing page. Someone within our neighborhood that is willing to host. ThinkIntell is \$200 per year to host, update and manage a new website for Falcon Estates HOA.
6. Legal fees were budgeted at \$500 and \$1600 was spent. Red Oak management and Orlen Cavanagh Holmes & Hunt LLC. Typically, Red Oak is the first resource utilized as a cost-effective step before contacting the attorney.
7. The ACC spent \$25
8. Newsletter expense printing and postage for 1 hard copy mailing

9. Questions

Question: Why do we have liability insurance and what types of risk are we insuring against.

Response: Directors' and Officers' insurance protects the HOA board members from any member lawsuits.

Question: How many paying members did we have in 2022?

Response: The HOA had 97 paying members

Question: Out of how many properties?

Response: 225 properties are eligible for the HOA membership

Sponsored Events

1. Dumpsters –2 Dumpsters will be provided by the HOA in October 2023. There will be one on each side at the same time. (October, 23) Please indicate if the dumpster can sit on your property. If not, there is a \$50.00 permit required by the city to place a dumpster on the street.
2. Yard Sale –Consider changing the date for this event. Continue to invite Columbine Estates to participate.
3. Ice cream Social –For the next board to consider. We can have it on a street. It requires a permit from the city at least 2 weeks before the event.
4. Newsletter -The newsletter will continue and the next board will appoint a person to write and deliver a monthly edition. Feedback from members was positive on the hardcopy mailing.
5. Chipping Event dates have changed due to their hiring time frame so they have backfilled the funding with the number of people they can hire. It has to be done before the end of their fiscal year. The program is now available twice a year to residents of Falcon Estates. This is a free service for our neighborhood. You must attend a neighborhood meeting, view slides, or have a free onsite consultation. The Board has the slides available to email. Reading through the slides meets the requirements. Please contact the chipping program to get signed up.
Melissa.Hoffman@coloradosprings.gov
6. Seed and plant swap - no money was spent on this event by the HOA. All the plants and seeds were contributed by people attending the swap.
7. Winners of the Christmas light contest received \$25 gift cards to Milagro's Mexican restaurant.
8. Safety and Security
Please lock your vehicles (openers)
Consider installing a locking mailbox
Have a neighbor collect any packages if you are out of town
Place a hold on your mail when you go on vacation
Put a lamp on a timer so there is a consistent activity in your home
Create a phone chain with your neighbors
*If you see criminal activity, please call the police department

Voting

Falcon Estates Bylaw Amendment from January 2022

Remove the line:

Article IV: Finances:

a) Annual dues shall be \$25.00, payable on or before the thirty-first (31st) day of January of each calendar year.

Add the following line:

Article IV: Finances:

a) Annual membership dues shall be \$30.00 for 2022, \$35.00 for 2023, \$40.00 for 2024, \$45.00 for 2025, and \$50.00 for 2026, payable on or before the thirty-first (31st) day of January each calendar year. Voluntary membership dues for Falcon Estates HOA will then remain at \$50.00 annually.

This change was approved by vote at the General Meeting of January 2022

The outcome of the vote: Passed by majority

Proposed changes to the FE bylaws for 2023

Article III: Membership and Organization

2 Organization

b. The Falcon Estates board will consist of five volunteer members minimum. If the minimum of five (5) volunteer members cannot be elected, the Falcon Estates board will dissolve until five (5) volunteer members can be elected and seated during the semiannual General Meetings. The existing board will designate a custodian of any existing funds to keep up the maintenance costs of the Falcon Estates HOA.

c. If a Falcon Estates board cannot be seated for five consecutive years, the Falcon Estates HOA will suspend and the State of Colorado will be notified.

Move the current sections b & c down to the next sequential letters.

The outcome of the vote: Vetoed by majority

Board Member Election

We are voting for **one** (1) candidate from each filing 1,2 and 3 for a total of 3 candidates this 2023 year.

There are no At Large positions eligible for the 2023 vote. (even years only)

Candidate 1:

Name: Dennis Parker

Address: 819 Collins Rd

Email: coskiandgolf@yahoo.com

Filing: 1

Vote: Passed

Candidate 2:

Name: Bonnie Bagley

Address: 7285 Ross Drive

Email: bon1bon@comcast.net

Filing: 3

Vote: Passed

Candidate 3:

Name: Carmen Slack

Address: 965 Venhorst

Email: cslack174@gmail.com

Filing: 1

Vote: Passed

Candidate 4:

Name: John conner

Address: 1341 Collins Rd

Email: connerhome@hotmail.com

Filing: 1

Vote: Passed

Candidate 5:

Name: Bernadette Maisel

Address: 7307 Murdoch

Email: bmaisel7@gmail.com

Filing: 1

Vote: Passed

Candidate 6:

Name: Emma Porter

Address: 1674 Shrider

Email: portere04@gmail.com

Filing: 3

Vote: Passed

The closing was done by Larry Bagley. He acknowledged and thanked the existing board members with celebratory certificates.

End of meeting questions:

Question: Why can't properties that were opted out at the beginning of the HOA/Neighborhood be opted back in? All of these people are our neighbors and some of them would like to participate in the HOA activities. How they maintain their properties affects ours so why can't they opt back in?

Response: The next board must figure out if the property can opt back in. As of now, opting in and out is carried with the property. I am asking if the community would vote it back in.

Question: Why did people opt out and why do they want back in?

Response: The original owners got to make that choice when the HOA was formed. Since then properties have been sold and the new owners would like to belong to the HOA but the status conveys with the property so the new owners, currently, are not allowed to opt back in.

The January 2023 General Meeting adjourned at 7:00 PM