

MEETING AGENDA & MINUTES -3/16/2025

FALCON CREEK ANNUAL OWNERS MEETING

March 16, 2025| Falcon Creek Community Park

Agenda

Last Meeting Follow-Up

- Fines schedule
- Review landscapers contract
- Talk about electrical work that will need to be done in the near future
- Look into getting Costco Double wide gazebo for park
- Time frame for getting the solar light installed to see if works

New Business

- Call to order
- Review and approval of [December 8, 2024](#) meeting minutes
- Approval of agenda
- Budget
 - # of homes till owning
 - Liens
- Vacancy
 - BOD #3
- Fines
 - Increase?
- Review landscapers contract
- Fences
 - Retention pond - chain link
 - Perimeter
 - Have notified homes of need to repair- Next steps?
- Talk about electrical work that will need to be done in the near future
- Look into getting Costco Double wide gazebo for park
- Time frame for getting the solar light installed to see if works
- Big Toy Stability concerns

Community Concerns/Public Comment

Attendees

Adam Engdahl (BOD), Dustin King (BOD), Demetrius Brown (BOD), Gary Brazer (Treas), Jen Bonner (Pres), Jereme Hawkins, Angela Head, Jeff Becker, Hayden Bowker, Carmen Steele, Heysha Figoeras,

Scribe

Jen and Gary

Minutes

- Call to order: 1:03pm
- Review and approval of [December 8, 2024](#) meeting minutes
 - Adam motioned to approve them mins with corrections
 - Demetrius seconded
 - Not corrections- motion passed
- Approval of agenda
 - Gary motioned to approve the agenda with flexibility
 - Dustin seconded
 - Motion carries
- Budget
 - # of homes till owning
 - 32 homes
 - Liens
 - 10 liens homes at the lien mark
 - 7 going to the attorney as new liens
 - One home given an extension until April 1, 2025
 - One currently has an active lien
 - One just paid
- Vacancy
 - BOD #3
 - Dustin is moving out of community will stay on until June 1
 - Will gather names of those interested
 - BOD will appoint replacement for remainder of year (June -Dec)
 - Will elect 2 BOD in Dec - 1 for a three year term and 1 for 2 year term
- Fines
 - Increase?
 - Will do a flat \$150 for parking - effective July 1 until then old fines schedule is in effect
 - Rest of the fine will remain in the sliding scale
- Review landscapers contract
 - Asked if they would also pick-up garbage, they said yes, but would charge us the cost of going to the dump- Will not pick up if dog waste in it

- Garbage Cans
 - Will look into the cost of getting a garbage can from Lemay and if cheaper than having landscapers deal with it will have a LeMay can that will stay at Gary's house and he will empty garbage each week from park and place in can to be picked up from his house.
 - Will look at getting a sealed container (like in the dog run) for dog waste- although the preference is still that owners take waste with them and dispose in their own garbage cans.
- Fences
 - Retention pond - chain link
 - Going to get bids to have chainline along the last edge
 - Will need to check with County if we have to make changes to the "slope"
 - Perimeter
 - We notified homes of need to repair- Next steps?
 - We send certified letters to 4 homes about fences needing to be repaired and 3 letters came back unopened
 - Will get it bid out the cost to repair and will send one more letter to homes with the cost to fix and reiterate that if they don't repair we will have it repaired at stated cost and bill their accounts
- Talk about electrical work that will need to be done in the near future
 - Over summer will be adding additional plates at the exit to trigger the gate. Will look at some of the wiring as well and replace as needed. Wiring is over 25 years and is degrading
 - Will communicate with community once get more details and dates- south gate will be opened
- Look into getting Costco Double wide gazebo for park
 - Putting up in the park thinking of taking out the long bench on a concrete plat.
- Time frame for getting the solar light installed to see if works
 - Will get it up by the end of June. We will track it for the summer and winter to see if it is worth getting more to place throughout the neighborhood. Will be mounted down by the park.
- Big Toy Stability concerns
 - Dustin and Gary looked at it and have a plan to address the wobbling of the swings. Not much we can do about the slope of the slide. Will double check to sure that it is anchored

Community Concerns/Public Comment

- Member asking about how to get a parking waiver
- Set a time with homeowner to come view situation
- Homeowner concerned that neighbor keeps parking in front of their house, don't want to get a fine
- Clarification about fencing around the pond for homeowners who border it.
- Community member wanting to know if we have additional contact info for rental company (neighbor house) as fence between houses needs to be fixed and want to split cost

Action Items

- Gary and D will get the light up by end of June
- Bids for fences
- Jen will continue to communicate with community members about concerns- will send out letter

Next Meeting Agenda Items

BOD appointment

Installation of Gazebo

Communication plan for electrical work at gate