Falcon Ridge HOA Annual Neighborhood Meeting – POND AREA

October 8, 2020

Members Present: Lisa Mar, Susan Stuart, Chris Burton, Kelly Ostronic, Jim Hile, Barb Meier,

Ken & Rhonda Stevens and Joe Sykora

1. Introduction of the Board
2. Current Board Terms: Lisa Mar: President, 3 year term (2020-2023)

Jim Hile: Vice President, 3 year term (2020-2023)

Susan Stuart: Secretary, 2 year term (2020-2022)

Kelly Ostronic: Treasurer, 3 year term (2021-2024)

Chris Burton: Communications, 3 year term (2020-2023)

Barb Meier: Member-at-Large, 2 year term (2021-2023)

Ken Stevens: Member-at-Large, 2 year term (2020-2022)

Neighborhood Activities: OPEN SEAT This position is a 2

year term (previously held by Joe Sykora).

1. Reports
   1. Review of Treasurer Expense Report
      1. Expense report can be found on the website
      2. Concerns on fountain expense with spring pump replacement and the pump not working again. Omaha Electric currently maintains and stores the fountains.
   2. VP Report – Current Contracts
      1. Discussed contract bids.
         1. We are contracted with Alexander Lawncare for supplemental mowing, edging, trimming, weeding, and mulch.
         2. We are contracted with the Mosquito Squad to spray the pond areas.
         3. We are contracted with Granulawn for set up and storage of Christmas lights.
         4. We use Omaha Electric to repair and store our fountains.
         5. For electrical assistance, we contact Josh Malesa of DuRite Electric.
   3. Neighborhood Committee: Spring Clean Up did take place in April, although we asked neighbors not to congregate. The dumpster was used for neighbor’s personal trash, and that is not the point of neighborhood cleanup. A fire did start in the dumpster, and the fire department needed to be called twice. Our annual 4th of July event was cancelled due to Covid.
2. Old Business
   1. Covenant issues
      1. Neighbors may petition and change bylaws with a 3/4 (75%) neighborhood vote. This needs to be 75% of all households, not just votes that are cast.
         1. Issues include above ground pools and sheds. Currently both are prohibited in the covenants. If a neighbor has a specific complaint, they need to email the HOA so that the individual can be contacted. If the situation is not resolved, the HOA reserves the right to place a lien on the property.
         2. Discussion took place on how to go about starting a petition. Sending feelers out via Facebook was discussed and approved as a method to see if interest exists. If it does, the HOA would be willing to provide addresses so that neighbors can send out letters.
      2. Concerns voiced about new city trashcans not being stored properly
         1. Note will be sent in HOA dues letter to all residents reminding them to store them out of sight.
      3. RV is on tow list – RV has been moved since meeting on 10/8.
   2. Animal Control
      1. Discussion was held concerning beaver relocation expenses.
      2. Talked about wrapping/caging trees around the pond in metal wire to protect trees from damage – ask for neighborhood volunteers.
      3. Discussion was held concerning the fact that this is really about management, as eliminating the beaver population might not be realistic.
   3. Dues for the upcoming year
      1. The decision was made to increase HOA dues from $125 to $150 to build reserve to cover future expenses such as replacement of monument sign and/or fountains.
      2. Dues have not changed in four years and in fact, $125 was the initial fee suggested when the SID was founded 20 years ago.
3. New Business
   1. Bench for south pond
      1. Call Boy Scouts to inquire about project to rebuild bench.
   2. Events for 2021
      1. Reschedule neighborhood party for 2021 if Covid restrictions are lifted.
      2. We will plan on spring cleanup for 2021.

Meeting adjourned