

# 2021 ANNUAL MEETING MINUTES

## Falls Village Homeowners Association

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September 8, 2021 | 5:30 p.m. at 640 Belford Ave.

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### In Attendance

### Community and Board Members

### Proxies

Mark Shoberg  
Cayce Benton

Donna Hochmuth  
Mary Jane Munsell  
Linda Mynar  
Steven Patrick  
Michael John and Marian Stead

Jeanette Maraschin  
Calacino Family Trust/ Maria  
Calacino

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Mark Shoberg called the meeting to order at 5:30pm

Board members present were Michael John Stead and Mary Jane Munsell

With two proxies received and five homes present, it was announced that quorum had not been achieved.

Board President Michael John Stead declared a special meeting as quorum was not met

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### Approval of 2020 Minutes

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The previous year's minutes were reviewed.

Motion: Michael John Stead

Seconded: Mary Jane Munsell

2020 Minutes passed unanimously

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### Discussion on Old/ New Business

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- It was brought up that the wood barrier between 2830 A and the building next to it 2828 needs to be repaired and painted.
  - Mark Shoberg stated that the board already approved the repair, and the work order has been placed. Due to staffing shortages, we are waiting for the work to be completed.
- Discussion on tree removal
  - Mark Shoberg discussed how we don't have a schedule yet for when the trees will be removed due to staffing shortages throughout the valley

- Discussion about how dues will need to increase in the future for tree maintenance as circumstances are making it harder maintain trees throughout the valley
  - The question was asked “will we need to replace the trees that we are removing?”
    - Mark Shoberg stated that would need to be a future discussion due to current budget and HOA Funds
- The question was asked “How much longer dose the HOA have on the Loan due to flood?”
  - Mark Shoberg will look up loan and get back to board
- Michael John Stead asked if the HOA is responsible for Roof damage?
  - Mark Shoberg discussed how based on the CC&Rs the HOA can allocate roof maintenance
  - Discussed roof policy
  - Discussed that roofs need to be completed by November 2022
- Discussion on painting
  - Could have a special assessment for painting but would have to have 2/3 of the owners to vote towards the special assessment.

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## Budget

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- After the discussion regarding increasing the budget in the future for tree maintenance the question was asked “why don’t we increase the budget this year?”
  - Mark Shoberg said that the members present could vote to increase the budget
  - Michael John Stead proposed “would it be considered enough notice to homeowners if we increased the dues by \$5.00 per month starting January 1, 2022?”
    - Mark Shoberg requested a motion to increase dues to \$135.00 per month starting January 1, 2022
    - Motion: Steven Patrick
    - Seconded: Linda Mynar
    - Increase dues to \$135.00 per month starting January 1, 2022, passed unanimously
- Discussion about how there should be 5% increases in the budget each year
  - HOA budget is tight
  - Running month to month
  - Should have at least \$20,000.00 in reserves
  - The question was then asked will the \$5.00 a month increase be enough?
    - Mark Shoberg said it might not be enough
    - A community member recommended a \$10.00 increase to the dues per month
  - Amended original dues increase vote to increase dues to \$140.00 per month starting January 1, 2022
    - Motion: Steven Patrick
    - Seconded: Linda Mynar
    - Increase dues to \$140.00 per month starting January 1, 2022, passed unanimously

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## Appointments

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All positions on the board were up this year

- Michael John Stead appointed himself as president for another term
- Mary Jane Munsell appointed herself as a director on the board for another term
- Linda Mynar volunteered to serve as a director on the board
  - Michael John Stead appointed Linda Mynar as a director on the board

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## Adjournment

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- The question was asked “do you know anything about what happening on the west side of the HOA?”
  - Mark Shoberg said that 2 years ago a developer was working on drainage
  - Community member said that there was a new developer that bought the property in May and has started development
  - Michael John Stead brought up concern regarding “escape routes” and utility easement
- Michael John Stead motioned to Adjourn the meeting
  - All community members were in agreement
  - Meeting Adjourned at 6:00pm



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Signature

9-28-22

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Date