

Falls Village Annual Meeting | MINUTES

September 11, 2019 | Called to Order: 5:30 PM | Meeting location 640 Belford Ave

Meeting called by Mark Shoberg

Attendees: Brandon Perry from Bray HOA

Director: John Stead

Members: Linda Mynar, Kacie Sams, Jacob Wolter,
Calacino Trust—Maria Calacino, Colleen Davis,
Carol Day, Jeanette Maraschin, Jane Munsell

AGENDA TOPICS

Quorum: 9 Members Present and Quorum was not Achieved.

John Stead called for a special meeting in lieu of the annual meeting and 10 days' notice was already given to all members in the annual packet.

Approval of 2018 Minutes

Motion: John Stead

Second: Jane Munsell

The members voted and 2018 minutes were approved

Old Business

The conversation of the loan for the Thanksgiving, 2018 water leak was discussed. Members wanted to understand how common and private areas are defined. Mark explained that the CCRs were ambiguous. In one section, the CCRs state exterior areas in front of homes are Common; however, one page later, CCRs state all exterior maintenance is responsibility of the HOA. Mark suggested the board work with Bray on a policy that specifically demarcates what is member vs. HOA responsibility.

Members asked about tree maintenance and landscaping. Mark explained that going forward, the HOA trees would need yearly maintenance or they would die. Members agreed to spend upward of \$1500 to trim all the trees in the HOA and to have an arborist begin treating the trees twice a year.

Discussion of development to the north, directly behind the fire station. Bray HOA does not manage the development and did not know details.

A member wanted certain sidewalks repaired, but other members explained the sidewalks in question were outside the HOA and not HOA responsibility.

Members wanted to know if snow removal was included. Bray will have a contractor for snow removal in place for the winter season.

New Business

Members wanted to know who was responsible for roof repairs/replacement. John Stead related that money was always an issue and other members had paid to have their roofs repaired or replaced. Members agreed, to keep HOA dues lower, members would cover the cost of roofing repairs/replacements.

Ben Rose will check columns of 2832 # B, as they are sinking

Members agreed that by September of 2023, all members with 3 tab shingles would update with architectural shingles.

Motion: John Stead

Second: Jane Munsell

Budget

Discussion of budget and the need to set aside more in reserves for emergencies like the one that occurred the previous year. The members agreed that more money was needed to set aside for future emergencies, or they would be special assessed.

Motion to increase dues to \$130 per month: John Stead

Second: Jane Munsell

The members voted and it passed. New dues would begin January 1, 2020.

Elections

There was a need for two additional directors in order to have a functional, three member board.

Motion: Jane (Mary) Munsell for director

Second: John Stead

Members voted and it was unanimous

Motion: Kacie Sams for director

Second: Jane Munsell

Members voted and it was unanimous

Members voted to adjourn at 6:25 PM