Falcon Ridge HOA September Meeting

Attendance: Dave, Ty, Kelly, Barb, Coty, Matt & Ken (via phone)

Not in Attendance: Jessica

Guests: Jeff Lyons (attorney)

President's Report: Kelly

- Solomon has been maintaining the fence line and spillways.
- On October 9th at 1:00pm, there will be a meeting with the mayor to discuss plans for ponds and park maintenance. The discussion will include dredging of the ponds. Kelly has requested the original bids received from Dave and Ty ($50,000 and $185,000) to be able to show them what we have found.
- Maintenance Agreement – The board agreed that Jeff will revise the contract and draft the necessary language using the notification that the city sent to all the neighborhood when annexed and the maintenance agreement provided by Kate.
- Pollinator garden – Plants were voted to be ordered with the Grant money.

Treasurer's Report: Dave

- Total account $13,8686.65
- Money Market - $55,688.11
- The goal is to not have to transfer money back into checking.
- Discussion about special assessment. Talk about dues going up. We need to discuss. Dave will look at our expenses this year.
- Cost of lights will be around $3380 which is what we spent last year.

Landscape & ROWs: Ken

- Electrical repair at 180th entrance: Two bids were received—Du-Rite ($850, previous work, local resident) and Strategic Electric ($720, recommended by Ken). The group unanimously chose Du-Rite.
- 180th Tree Removal from storm: Ruvin has not been paid, as the bill was negotiated. The Board approved payment of the $600 bid, but the invoice is still pending.

Park Area: Ken

- Fountains – We have agreed to purchase a new motor. Aaron will conduct mapping of the pond bottom either this fall or in the spring. There was discussion regarding the output produced by the currently borrowed fountain compared to our own. Notably, the borrowed fountain has not required shutdown during recent storms. The matter of output spray will be revisited with Aaron in the spring.
- Streets: many panels have been replaced with more to come. The city has been very responsive.
- John Wynn Sr, the city forester, & Ken worked together and they will be coming out soon to work on the large branches that have been hanging down since July 31, 2024.

Social: Jessica

- Husker Watch Party was discussed but it will not be dark enough at the time of the game.

Media/Communications: Tyson

- No Report
- There was discussion regarding the removal of the @Board email address to reduce costs. However, due to the amount of work involved in reconfiguring the website, it was determined that the potential savings would not justify the effort required.

Covenants: Kelly

- Update: 18513 Jefferson the shed was removed.
- 18540 Adams Street – Matt & Dave spoke with the homeowner about the greenhouse, following our attorney's certified letter. The homeowner refused to remove it and noted others also violated covenants. No request was submitted for this greenhouse. According to the homeowner, he has lived here since before the HOA formed which is untrue as there has always been either an SID or HOA. We will send an annual letter enforcing covenants if the greenhouse remains.
- 18513 Jefferson: Report of an underage party received by email. Police should be contacted for any legal issues; HOA is not responsible.
- 18460 Adams Street – There is a report of a trailer on Adams Street -Matt will verify to if the trailer is still there and a 20-day countdown will be started.
- 182nd – matt will stop by and look at the backyard complaint.
- 6710 S 184th Ave & 6439 S 182nd Ave – nothing new from the city.

Other Business:

- Pollinator garden (Barb & Jessica): Plants will be ordered using grant funds ($2500). Nebraska Arboretum will draft a planting plan. The proposal allocates $2,179 for 1,000 plants plus $200 shipping. The plant list, including heights (from Kelly), was sent to the Board for approval. A maintenance agreement is needed, specifying HOA volunteers will care for the garden.
- Allo Fiber could be introduced to the neighborhood if everyone participates collectively. A door fee may be determined based on the number of sign-ups. It is necessary to provide recommendations. Coty will check for any further details.
- AJ had resigned from the HOA board due to moving out of the neighborhood.

The meeting closed at 8:35pm. Next meeting will be the All-Homeowner Meeting, October 13, 7pm at Refs.