

Annual Meeting of the Members of Fall Creek Addition HOA, Inc.

Date: Tuesday, April 2, 2024, at 5:00 P.M.

(originally scheduled for March 25, 2024)

Location: Playground Park – Harvest Run

In-Person Attendance: Adam Ismail, Soula Vetter, Kathy Bonelli, Lary Sawyer, Ahmed Syed, Bruce Kes, Christopher Pelto, Angelica Arvilla (x2), Robert Shepherd, John Jolly, Joshua Kincheloe, David Janssen, Kim Wee

Represented by Proxy: David Hoser, OC Jackson, Thuy Tran, John Pham, Gurbans Sidhu, Lori Roland, Kristy Pham. Two proxies were voided because those members attended in person.

Quorum requirement of 18 is established with 15 members represented in person and 7 by proxy for a total of 21 members represented.

Agenda:

- **5:00 P.M. Open Meeting**
 - **Financial reports were reviewed.**
 - Cash Assets –
 - 2023 Annual Meeting

ACCOUNT	BALANCE
Alliance Operating 1230	\$50,293.04
Alliance Reserve 5170	\$2,010.02

TOTAL: \$52,303.06

04.02.2024

ACCOUNT	BALANCE
Alliance Operating 1230	\$63,145.20
Alliance Reserve 5170	\$11,574.33
TOTAL:	\$74,719.53

- 2024 YTD Budget Performance – attached – all categories are within limits for YTD. Landscape Contract is under budget because of invoice receipt date.
- **Election of one director to fill an expiring term. Call for volunteers.**
 - Soula Vetter and Kathy Bonelli have volunteered.
 - Call for volunteers – no new volunteers.

04.02.2024 ANNUAL MEETING OF THE MEMBERS

Annual Meeting of the Members of Fall Creek Addition HOA, Inc.

Date: Tuesday, April 2, 2024, at 5:00 P.M.

(originally scheduled for March 25, 2024)

Location: Playground Park – Harvest Run

- Ballot Election
- Ballots were counted by MaryKathryn from the management company and Lee Young. Kathy Bonelli received the most votes and is elected to the board of directors.
- **Collection of delinquent assessments.** The HOA is currently pursuing foreclosure on one property for failure to pay annual assessments. A lawsuit will be filed in Garland Small Claim Court.
- **Late Fee Policy:** Proposal to change the late fee policy from a one-time \$25.00 fee to a \$50.00 fee charged monthly until the owners account is brought to \$0 balance. **Motion by Adam was seconded by Kathy. The motion passed.**
- **Enforcement of the Maintenance Covenants –** The board of directors has requested that management begin to charge a fee of \$25.00 for repeated violation notice letters after the certified letter. If the violation is not remedied, a fee of \$25.00 will be charged for each follow-up notice until the violation is remedied, or the owner communicates plans in writing to comply with the maintenance and architectural requirements within a specifically approved length of time. The owner has 30 days from the date the fee is applied to the account to appeal any fee(s) charged to his account with the board of directors. **Motion by Adam to approve this procedure change was seconded by Kathy and is approved for implementation.**
- **Open Forum –** Larry asked for an explanation regarding ownership of the ravine common area. The HOA solicited a deed chain search because of the denial of an insurance claim for a fallen tree that crushed a backyard shed. The insurance company denied the claim because the HOA does not own that land. The DCCR states that the developer would convey the land to the association prior to building the first home. However, the land was deeded to Grand Homes, not the Association. Grand did not convey the deed to the association. The board explained that the next step would be to request that Grand Homes convey the land voluntarily. A question as to timing was asked. The board explained that it

Annual Meeting of the Members of Fall Creek Addition HOA, Inc.

Date: Tuesday, April 2, 2024, at 5:00 P.M.

(originally scheduled for March 25, 2024)

Location: Playground Park – Harvest Run

would occur after completion of the lawsuit that was initially filed against Adam Ismail personally but issued a continuance due to the wrong Defendant being named.

- **5:35 P.M. Executive (Private) session –**
 - Direct collection of delinquent assessments. The board approved one assessment lien and continuation of the small claims suit.
 - Landscape contract was on the agenda but not discussed.
 - Officers will be:
 - Anas Ismail – President
 - Kathy Bonelli – Secretary / Treasurer
 - John Tomlinson – Member at Large

- The directors returned to the open meeting and summarized decisions made for the members still in attendance.

Adjournment at 5:40 PM

These minutes were approved on 04.04.24 for posting to the website.



Income Statement - Operating

Fall Creek Addition HOA, Inc.

01/01/2024 to 03/31/2024

Description	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME				
40-4000-00 Assessments	\$26,397.80	\$26,397.80	\$0.00	\$52,795.60
40-4030-00 Late Fees	\$0.00	\$0.00	\$0.00	\$500.00
40-4035-00 Late Fee Interest	\$14.07	\$0.00	\$14.07	\$0.00
40-4050-00 Collection Fees	\$89.00	\$0.00	\$89.00	\$0.00
40-4050-40 Legal Income	\$29.00	\$500.00	-\$471.00	\$500.00
40-4510-00 Interest Income - Reserve	\$7.55	\$20.00	-\$12.45	\$20.00
	<u>\$26,537.42</u>	<u>\$26,917.80</u>	<u>-\$380.38</u>	<u>\$53,815.60</u>
Total OPERATING INCOME				
OPERATING EXPENSE				
50-5015-00 Copies	\$0.00	\$35.00	\$35.00	\$35.00
50-5020-00 Postage and Delivery	-\$213.17	\$200.00	-\$13.17	\$700.00
50-5022-00 Computer Website	-\$42.05	\$0.00	-\$42.05	\$0.00
50-5040-00 CPA and Tax Preparation	\$0.00	\$355.00	\$355.00	\$355.00
50-5045-00 Legal Services (General & Covenant)	-\$189.44	\$1,000.00	\$810.56	\$1,000.00
50-5075-30 Filing Fees	-\$34.00	\$0.00	-\$34.00	\$0.00
50-5080-00 Storage of Archived Record	-\$60.00	\$60.00	\$0.00	\$240.00
52-5200-00 Property/General Liability	\$0.00	\$0.00	\$0.00	\$2,225.00
52-5210-00 D & O Insurance	\$0.00	\$0.00	\$0.00	\$1,235.00
52-5230-00 Workers Compensation	\$0.00	\$0.00	\$0.00	\$135.00
53-5300-00 Landscape Contract	-\$1,800.00	\$3,500.06	\$1,700.06	\$14,000.00
53-5320-00 Landscape Extras	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
53-5330-00 Shrub & Tree Maintenance	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
53-5350-00 Irrigation Repairs	-\$250.00	\$1,000.00	\$750.00	\$1,000.00
53-5355-00 Lawn Chemicals	\$0.00	\$703.00	\$703.00	\$2,800.00
53-5360-00 Seasonal Flowers & Plants	\$0.00	\$750.00	\$750.00	\$1,500.00
54-5410-00 Fences and Walls	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
55-5000-00 Management Contract	-\$2,325.00	\$2,325.00	\$0.00	\$9,300.00
56-5600-00 Property Taxes	\$0.00	\$0.00	\$0.00	\$10.00
57-5750-00 City Utilities - water & electric	-\$268.60	\$1,256.00	\$987.40	\$5,000.00
65-6595-00 Lighting Repairs & Maint	\$0.00	\$500.00	\$500.00	\$500.00
65-6710-00 Signage/Sign Repairs	\$0.00	\$75.00	\$75.00	\$75.00
	<u>-\$5,182.26</u>	<u>\$23,759.06</u>	<u>\$18,576.80</u>	<u>\$52,110.00</u>
Total OPERATING EXPENSE				
Net Income:	<u>\$21,355.16</u>	<u>\$3,158.74</u>	<u>\$18,196.42</u>	<u>\$1,705.60</u>