

FALL CREEK HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS
MEETING MINUTES
September 25, 2023

A special meeting of the Board of Directors for Fall Creek Homeowners Association, Inc. was held on Monday, September 25, 2023, at 12:00 p.m. via Zoom audio/video conference.

Board Members Present

Mark Hoesel – Vice President
Steven Fipke - Treasurer
Bill Henderson – Asst. Secretary / Asst. Treasurer

Management Present

Rebecca Atkinson – Client Relations Manager
Jennifer Dubois – Sr. Community Manager

CALL TO ORDER

A quorum was established, and Mark Hoesel called the meeting to order at 12:01 p.m. There were six (6) homeowners in attendance.

OPEN SESSION

The Board unanimously approved the 2024 Serrano Creek budget as presented, with a 15% or \$182 increase in the annual Serrano Creek assessment to a new rate of \$1,398 per lot, in addition to the Fall Creek assessment, for a total of \$89,472 in both revenue and expenses. The assessment increase was determined due to the Association's latest reserve study, which indicates the Serrano Creek reserve account is underfunded.

The Board unanimously approved the 2024 Fairway Crossing budget as presented, with no increase in assessments, at an annual rate of \$700 per lot, in addition to the Fall Creek assessment, for a total of \$93,800 in both revenue and expenses.

Steven Fipke left the meeting at 12:12 p.m. As there was no longer a quorum of directors, no further action was taken.

The Board and management invited any homeowners in attendance to speak. A homeowner shared concerns regarding the operation of the Serrano Creek gate and suggested installing a barrier arm gate. A homeowner inquired about the columns on the bridge on Cole Point Drive and the drainage channel running beneath it. Another homeowner also shared concerns about the drainage channel, particularly the smell. Bill Henderson requested that this item be placed on the next meeting's agenda.

ADJOURNMENT

The meeting closed at 12:32 p.m.