

Fall River Estates Homeowners Association Annual Meeting
July 29, 2017 – United Methodist Church

Agenda Items

- I. **Welcome** - Meeting was called to order by President Marcus Snyder at 10:30 am. There were 23 property owners present. He introduced the other Board members, Phil DuChateau, Vice-President, Dennis Stepaniak, Treasurer, and Mary Jo Seifert, Secretary, along with Architectural Committee member, Terry Smith. He then reviewed the agenda to be covered, including the maintenance of our FRE signage and nominations for new Board members.
- II. **Update Noxious Weeds (Outlets)** – Terry Smith – Our HOA again contracted with Brian Kolokowsky of Deep Root Care on herbicide treatments. Terry stated that the initial spraying of our outlets was completed on July 15th. There will be another spraying done for the later blooming weeds towards the end of August early September. Brian can see an improvement from the previous year. It was decided by those present to go ahead and spray one more year.
- III. **Signage** – Terry & Phil DuChateau – Concerns were presented at last year's HOA meeting about the signage in our Subdivision. Some are in need of repair and others read Fall River Center rather than Fall River Estates. Terry researched options such as repainting, replacing or removing the signs as well as masonry work needed on them. Discussion was then directed as to what maintenance as a group do we want to look at updating our signs and how to cover the costs. She reviewed different quotes from several contractors. Phil also researched the possibility of just replacing the wood façade and not having as many signs. Marcus noted that removal of some of the signs could also remove FRE's right to that easement. It was agreed and voted to keep our signs, make the labeling consistent throughout our FRE community including weed and brush removal and retirement of signage labeled as Fall River Center. A special committee of property owners was created to look at the different options. Signage gives our community an identity and adds value to our properties when prospective buyers are looking for reassurance that they are looking at a covenant controlled community.
- IV. **Treasurer's Report** – Dennis Stepaniak – We entered 2017 with a balance of \$6,266.96. Updated copies of the Treasurer's Report were passed around. He noted that of the 69 lots in FRE, 60 are paid for this year. We now show a balance of \$8,649.64. We increased the annual dues for 2017 to \$70.00 as it was recommended by legal counsel to maintain a reserve balance of \$8000-\$9000 for unexpected expenses. We should be in line after collection of the outstanding annual dues. He noted that budgeted items for next year do include the \$750 for outlet treatment and \$1000 for signage repair.
- V. **Estes Valley Watershed Update** – Phil and Marcus – Both regularly attend the Estes Valley Watershed Coalition meetings held throughout the year. Completed projects to date include revegetation along lower Fish Creek, bank enhancement and revegetation along Fall River adjacent to the Morten property (from the Hydro Plant to Rivers Edge condos). Work is underway at Lower Broadview, Riverside Drive, Rock Shop on 36, Visitor's Center, Middle Fish Creek, Rivers Edge condos to Fawn Valley. Contract just

signed for work on Fall River from Fawn Valley to Bugle Point, and work at the Elkhorn Lodge. More than \$4,000,000 in repairs and revegetation along the watersheds in our area. The Fall River Court bridge will remain. They encouraged everyone to regularly look on our web page, www.fallriverestateshoa.com and click on the link, www.evwatershed.org for all the updates being done on Fall River!

- VI. **New Board Nominations for New Officers** – Marcus – As the current Board members terms are expiring this year, he encouraged those present to participate in the HOA Board process and serve our community. Current Board members were asked if they were willing to run for a second 2-year term. Marcus said he would stay on the Board for one more year but not as President. Phil said he would continue in some capacity if needed. Dennis and Mary Jo stated that they will be stepping down in their roles. Jeff Furmaga and Jay Harroff acknowledged they would be willing to participate. After much applause, our new Board of Directors will be Phil DuChateau-President, Jay Harroff-Vice President, Jeff Furmaga–Treasurer and Marcus Snyder–Secretary. The Architectural Committee of John Krueger, Terry Smith, and Phil DuChateau will remain the same at this time.
- VII. **Other New Business – Concerns** – Question on when we might see the walking trail extended along Fall River Road to our Subdivision for safety reasons. That decision would come from priority of Town projects.

Meeting was adjourned at 12:45 pm.