

Fall River Estates Homeowners Association Annual Meeting Minutes July 28, 2018 – United Methodist Church

Agenda Items

- I. **Welcome** – Meeting was called to order by Phil DuChateau at 10:15a. There were 22 property owners present, not including the board. Phil introduced the other Board members; Jay Harroff - Vice-President, Jeff Furmaga - Treasurer, and Marcus Snyder – Secretary. Architectural Committee member John Kruger. The agenda to be covered, includes the maintenance of our FRE signage, nominations for new Board members, committees and weed mitigation.
- II. **Anniversary** - It's the HOA's 40th anniversary so in honor we have provided snacks today, so help yourselves to food and beverage if you have not done so already.
- III. **Noxious Weeds** – Phil DuChateau. There will be another spraying done for the later blooming weeds towards the end of August early September. Brian saw a 30% improvement from the previous year. We will discuss next year if another weed spraying is required, dictated by a dry or wet season and the overabundance of Thistle.
- IV. **Storm Water Utility** - Phil DuChateau. 100k survey, possible fees or additional taxes to support. The HOA does not take a side on this. Contact the town for more information and if it comes up for a vote or Town Hall discussions then vote and attend meetings.
- V. **Bear Proof Containers** – Marcus Snyder. Town is now requiring Bear Proof containers if you leave your trash out the night before pickup. John and others think this is overreach, what about older people that can't get their trash out in the morning. Some want the HOA to take it up with the Town. Phil – Contact the town with your questions and concerns. This is not an HOA matter but a Town policy, ordinance.
- VI. **Condos East Signage** - Phil DuChateau. Before we get into this topic, I want to note that Condos East decided to remove their entrance signage. The base was unstable, and the condo owners elected not to replace their base or signage. I am not saying we agree with their decision or should do the same but let's discuss the options.
- VII. **FRE Signage** – Phil DuChateau. We have received several quotes on entrance signage which include several options. Removing bases and signage all together, removing bases and signage and replacing with signage that sits on short posts like the RMNP entrance or keeping East facing bases, removing West facing and UMC bases. Topping the remaining East facing bases with signage that says Fall River Estates with the same man-made material signage as RMNP which will reduce signage maintenance, painting etc. Phil passes out pictures of RMNP signage as an example.
 - Q: Is it true that if we remove signage all together, we also give up our easement along US34?
 - A: That is a possibility and then a future board must contact CDOT to restore signage if that's their decision. CDOT only allows one sign for the entire subdivision off US34 under new rules. Currently we are grandfathered.
 - Q: Is there liability to leave bases without signage. Wouldn't children be tempted to climb the bases, liability to the HOA?
 - A: There is always a risk, though low that if we do not remove the remaining bases without signage this could be tempting to children and adults.
 - Q: Whiteneck's and Furmaga's both have contacts to remove bases.
 - A: The board will investigate and determine if this is better than having the quoted contractors remove West facing bases if that's what we vote to do today.
 - Q: Whiteneck's still don't like signage adjacent to their property on David Dr, Fish Hatchery Rd.

A: Marcus: If we do one entrance, all entrance signage should be consistent. We also risk forfeiting that easement to the Town which they may use for signage to the Stanley Power Plant Museum, Harmony and the Cemetery, so you may be exchanging one eye sore for another.

Q: Will there be money set aside like for weed mitigation to maintain the remaining bases such as rock repair, weed removal, overhanging trees and branches?

A: Jeff: I think the HOA can volunteer with our tools to perform maintenance. If it becomes burdensome, then we can discuss hiring someone to perform the work.

Q: What about the West facing sign at the Fall River Ct entrance? It has a placard across the rock wall as well.

A: Phil: That signage and placard sit on a monitoring station owned by the Town. We will investigate removing the signage with the Town or place painted boards over the existing placard and signage.

- VIII. **FRE Signage motion** goes up to approve removing West facing, UMC signage and bases. Replace signage on top of East facing bases with same as used in RMNP. Motion approved, seconded and agreed to by property owners attending. Phil will follow up with Whiteneck and Furmaga contacts.
- IX. **Treasurers report** – Jeff Furmaga. Jeff states current finances, expenditures and proposed expenditures for signage and weeds. Minor IT cost to move to new HOA email system. Marcus will post financial report on the website.
- X. **Open board positions** – Phil DuChateau. Marcus our current Secretary agreed to help in board transition for a year but is not running for a second year. Are there any nominations? After a pause and no other nominations, Marcus nominates Michelle Furmaga and Michelle accepts the Secretary position. Seconded, congratulations, applause. Marcus also reminds attendees we have an opening on the Architecture Committee to replace Terry Smith. No nominations or takers.
- XI. **Town Plat Map** – Phil DuChateau discusses the new Town Plat map, refers to the flood map plan that effected Fall River Estates.
Q: Where can we get the new Town Plat map?
A: Probably from the Town's planning office.
Q: Does this reference the flood plan, map for our area?
A: Probably not.
Q: Where can I get a copy of the flood plan?
A: Probably from the Town, Larimer County or the Estes Valley Watershed.
Q: Is there a map for Fall River Estates, the one on the website seems limited?
A: Marcus - Yes, a very old one. I have a copy, but I would have to dig it up.
- XII. **Other Business** – Phil DuChateau. Is there any other business or questions you have?
Q: John: There may be a new fence issue on a home at your end of FRE.
A: Phil: I am aware of this and we will make the new property owner aware of our covenants and restrictions.

The board will stick around for a while if you want to discuss anything after the meeting, if there is no other business, the meeting of FRE HOA is adjourned.

Meeting adjourned at 11:43a.