



2021 April 12

MINUTES OF MEETING

A regular meeting of the Falls Creek Homeowners Association Board of Directors was held on April 12, 2021 via Zoom teleconferencing. Kenton Graviss, Vice President, called the meeting to order at 6:10 pm.

Meeting synopsis

o News from the board. As you know from previous correspondence, the Falls Creek Annual Meeting was cancelled due to Covid-19 & due to the Prospect Fire House not being available for that same reason. We are hopeful of having our next annual meeting in January, 2022.

In the meantime, the present board members have all agreed to stay on the board for the rest of 2021. The board elected the following officers: Co-Presidents Kenton Graviss & Jim Conner; Secretary Karen Meier; Treasurer Jared Cross & members at large; Cindy Calvert, Liz Coomes, & Donnie Miller.

o Be Neighborly with your Pets. We have, thanks to Cindy Calvert, installed 2 Pet Waste Stations so that it will be convenient to not leave messes in other neighbors yards. One station is at the Barbour Lane entrance & the other is near 3700 Trail Ridge Road (at the bottom of the hill & over Falls Creek.)

Board Members Present

Karen Triplett Meier, Secretary Karen.Meier@ky.gov
Jim Conner, Chairman jrconner@bellsouth.net
Kenton Graviss, Vice President kentong3@att.net
Liz Coomes l.coomes3950@gmail.com
Bill Haley bh@kyrealtyonline.net

Board Members Absent

Donnie Miller, DZNUPE1981@yahoo.com
Jared Cross jaredcross86@gmail.com
Cindy Calvert cindicalvert@gmail.com

Minutes of the January 25, 2021 FCHOA Board Meeting.

The Board Minutes of the January 25, 2021 Meeting were previously emailed to all Board members for their review. Motion was raised to accept the said Minutes and dispense with the reading. The Motion was seconded, and unanimously accepted.

General Business



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A. Financials Update: Ky Realty emailed monthly Financials to board members; and these were summarized and reviewed by B. Hailey.

1. Snow removal was \$3,000 over budget due to unusual snow events, and roads were timely cleared.
2. Aging report 2021 – showed disclosed seven (7) late homeowner dues, 2020 showed seventeen (17)
3. Monthly statements will be sent showing accruals and interest owed.

B. Old Business

1. The Board formally elected officers: K. Meier, Secretary; J. Cross, Treasurer; J. Conner and K. Graviss as co-chairing President; L. Coomes continuing as landscaping advisor; and, J. Conner as liaison with Metro government.

Motion was raised to accept the said officer elections. Motion was seconded, and unanimously accepted.

2. Website signage was addressed.
 - a. Signage is frequently down due to winds, etc., it was suggested that future replacements be more substantial.
 - b. It was proposed that signs be erected when needed to direct and draw attention to the website for notices.
 - c. J. Cross subsequently volunteered to store when needed.

C. New Business

1. Landscaping was addressed by L. Coomes with a general discussion:
 - a. L. Coomes bought Otto Luyken Laurel (\$90.00) and planted for front entrance.
 - b. L. Coomes made multiple attempted contacts with Local lawns with no response.
 - c. Planting and landscaping needed, not just mowing.



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- d. Per B. Haley: Ivy Ridge uses Brightview for landscaping maintenance with Ryan Capito as contact.
 - e. B. Haley to contact Walker to discuss contract, noting Walker is good with lawn maintenance and snow removal.
 - f. \$3,500.00 left from 2020 for beautification, with L. Coomes working with B. Haley's recommendations.
2. On March 19, 2021, L. Coomes retrieved old FCHOA records from G. Schroeder, general discussion followed regarding retention parameters. L. Coomes organized the following contents: (1) Tax records 2004-2007; (2) Common Area Deeds; (3) Founding Documents including a - Articles of Incorporation, b - Insurance for the Board, c- Versions of Bylaws, d - some Plat Maps and Drainage Easement docs; (4) Deeds of Restrictions for 4 sections; (5) 4 CD's: Treasurer Files, PRB? Archives; (6) Lawnco Landscape Plan 2016; (7) Lighting Rewiring Plan Barbour Lane; (8) LGE Settlement Letter etc.; and, (8) two old directories 201 and 2016.
- a. P. Coomes had provided an LG&E settlement letter and two (2) old directories.
 - b. G. Schroeder had disposed of all past meeting minutes.
 - c. B. Haley reviewed "non-profit" taxes filed by Ky Realty, and common areas not taxed, referencing P. Coomes' old letter contained in G. Schroeder's archived files
 - d. A three-year minutes' retention schedule was suggested.
3. L. Coomes suggested posting a synopsis of the Board meeting minutes on the website.
- Motion was raised to posting a synopsis of the Board meeting minutes on the website. Motion was seconded, and unanimously accepted.
4. Newsletter
- a. J. Conner proposed having a newsletter twice per year, suggesting each member contribute , suggesting J. Cross to finalize and organize.



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- b. B. Haley immediately emailed the Board members an example newsletter template.
- c. K. Graviss suggested adding the minutes' synopsis.
- d. J. Conner summarized the subjects for the newsletter: (1) Board elections; (2) Covid cancelled the Annual meeting but the Board continued business; (3) Synopsis of the meeting minutes; (4) Reminder there are dog waste stations and these have been well received; (5) Social events such as the yard sale and date; (6) Provide the info to B. Haley to print and mail, two weeks prior to distribution using his publishing template; and, (6) Publish two newsletters per year, spring and fall.

Motion was raised to establish a newsletter incorporating the aforementioned summary. Motion was seconded, and unanimously accepted.

- 5. Neighborhood yard sale was discussed.
 - a. Wolf Trace will be holding their yard sale the week after Derby.
 - b. J. Conner raised covid concerns as being too early for open activities such as yard sale, July 4th parade, social events.

Actions To Be Taken

- 1. B. Haley to talk to Walker regarding what their contract entails.
- 2. K. Meier to provide synopsis of meeting for website and/or newsletter.
- 3. B. Haley to contact J. Cross regarding editing/organizing newsletter.

The Next Board FCHA Meeting:

The next Board Meeting was scheduled for 6:00 p.m., June 14, 2021.

Co-President Kenton Graviss adjourned the meeting at 7:01 p.m.

Respectfully submitted,
Karen Triplett Meier
Secretary