



2022 November 7

MINUTES OF MEETING

A regular meeting of the Falls Creek Homeowners Association Board of Directors was held on November 7, 2022 at 6:00 p.m., located at the N. Dupps residence.

Board Members Present

Kenton Graviss kentong3@att.net
Jim Conner jrconner@bellsouth.net
Karen Triplett Meier, Secretary Karen.Meier@ky.gov
Cindy Calvert cindicalvert@gmail.com
Will Craycraft will.craycraft@gmail.com
Jonathan Henry jthentry8@gmail.com via "GoTo"
Nancy Dupps ndupps@triojpg.com
Kurt Schuchardt kurts@kyrealtyonline.net

Board Members Absent

Minutes of the August 29, 2022, Board Meeting.

The Board Minutes of Meeting were reviewed. Motion was raised to accept the said Minutes and dispense with the reading. The Motion was seconded, and unanimously accepted.

General Business

- A. The meeting was called to order at 6:00 pm. by Jim Conner and Kenton Graviss, co-chairs.
 1. Introduction of the site manager, Kurt Schuchardt.
- B. Financials updates/general discussion of 2023 budget
 1. Review of October 2022 Financial Statements with general review and discussion.
 2. Two demand letters mailed and liens to be filed.
 3. Increase in services' cost therefore budget increase necessitated.
 4. 2023 dues increase to \$450.00 with early pay discount of \$425.00 (if paid by January 30, 2023).



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5. Status of contracts for liability insurance, snow removal/maintenance and garbage/recycling reviewed.
6. C. Calvert suggested including explanation of dues increase on website/annual meeting.
7. Policing/security patrols
 - a. J. Conner recommended budgeting approximately \$5,000.00 and authorizing Ky Realty to approach off duty police officers for enforcement (ticketing), preferably at school bus stops.
 - b. Requesting logs
 - c. Motion was raised to authorize Ky Realty to approach off duty police officers for security. The Motion was seconded, and unanimously accepted.
8. Motion was raised to approve 2023 budget with dues increase. The Motion was seconded, and unanimously accepted.

Old Business

- A. Grounds maintenance
 1. C. Calvert requested professional weed control maintenance.
 2. K. Schuchardt suggested neighborhood gardeners.
 3. J. Conner recommended Ky Realty work with Walker Rose (snow removal/maintenance contractor), and address weed maintenance, getting proposal. K. Schuchardt to check with B. Haley regarding contract.
 4. C. Calvert updated 42 Entrance landscaping; Frank Otte was to complete the front entrance landscaping (special project), including addressing the west wall. She will also get the Otte proposal/bid for weed maintenance.
 5. K. Schuchardt to look into completion of Barbour Lane fence painting.
 6. Quail Hollow Court cul du sac completed.
 - a. Concrete work - \$5,500.00



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- b. Landscaping - \$868.00
- c. \$1,000.00 under budget.

B. Directory

- 1. Directories have been mailed/distributed. Extra copies retained by the Secretary.
- 2. Corrections noted.

New Business

A. Christmas decorations discussed.

- 1. Lights suggested for new Hemlocks as was 2nd tier lighting.
- 2. Walker Rose has Christmas lights and was requested to install right after Thanksgiving.

B. Annual in-person Falls Creek meeting

- 1. Date: January 9, 2023; Time: 6:00 p.m.; Location: Anchorage Middletown Firehouse (former Harrods Creek Firehouse, same address).
- 2. Board member status and re-election: James Conner, Karen Meier, Nancy Dupps and Jonathan Henry positions are scheduled for 2023 election. All agreed to reappointment if elected.
- 3. J. Conner to contact Debbie Carroll and Council person Scott Reid.
- 4. N. Dupps suggested announcing that for those interested, to consider volunteering as Board member for next year.
- 5. K. Schuchardt to contact security for meeting.
- 6. Dues letter Should be out in December, 2022, explaining reasons behind increase.
- 7. Annual meeting agenda discussed.
 - a. Copies of agenda and budget suggested for distribution.



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- b. Name tags, pens, sign-in sheet to be made available.

The Next Board FCHA Meeting:

The next Board Meeting to be determined.

Motion to adjourn, was seconded and unanimously passed. Meeting adjourned at 7:29 p.m.

Respectfully submitted,
Karen Triplett Meier
Secretary