



2023 October 23

MINUTES OF MEETING

A regular meeting of the Falls Creek Homeowners Board of Directors was held on October 23, 2023, at 5:59 p.m., located at the home of Nancy Dupps.

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
Jonathan Henry jthenry8@gmail.com
Nancy Dupps ndupps@trioicpg.com
Kurt Schuchardt kurts@kyrealtyonline.net
Will Craycraft will.craycraft@gmail.com

Minutes of the August 28, 2023, 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 5:59 p.m. by Jim Conner and Kenton Graviss, co-chairs.
- B. K. Schuchardt reviewed the September financials, collections/actions.
 1. One claim rescheduled for small claims court in November, and one lien was filed.
 2. Waste management services were discussed, with increasing costs increases for 2024.
 - a. Republic Services yearly total increased \$11,810.78/year for trash pickup, recycling and fuel reserve at \$6,500.00/month. Their contract expires December 4, 2023.
 - b. Rumpke from \$4,100.00/month to \$6,508.00/month. \$487.00 per household.
 - c. K. Schuchardt will check with Republic Services cost and clarify increase.
 - d. Motion was made to email Republic Services contract and for final approval. The Motion was seconded, and unanimously passed.
 3. There was a general discussion regarding the seven month CD return.
 - a. W. Craycraft requested Kentucky Realty to itemize reserve and anticipated expenses, amortizing for the Nov. and Dec. expenses and withdrawals for CD until dues in Jan.
 - b. Motion was made to remove CD monies to fund operating balances and then repurchase CD after Jan. dues received. The Motion was seconded, and unanimously passed.
 4. Insurance costs were discussed, including HOA directors' liability.
 5. K. Schuchardt reviewed cul de sac maintenance.



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- a. The tree over the creek will be addressed this week by Robert Moore Tree Service.
- b. K. Schuchardt reviewed Walker's maintenance:
 - i. Cul de sac maintenance;
 - ii. Mulch issue/complaint;
 - iii. Christmas light installation, with electrician on standby;
 - iv. 2024 contract; and,
 - v. Snow removal locked in via contract.

Old Business

- A. Court/Cul de Sac landscaping addressed.
- C. Utility damage.
 1. K. Schuchardt called 3x's regarding where asphalt sunk as may effect snow removal.
 2. T. Thomas Engineering managing.
- D. Board discussed front entrance maintenance, Christmas lighting, snow removal and general maintenance (mowing).
 1. Motion was made to Otte to maintain front entrance and Walker to address Christmas lighting, snow removal and general maintenance (mowing). The Motion was seconded, and unanimously passed.

New business

- A. 2024 budget
 1. 2014 budget deferred until contract confirmed.
- B. Annual meeting
 1. Venue to be the Norton Commons Firehouse, January 22, 2024 at 6:00 p.m. venue to be the Norton Commons Firehouse, at 6:00 p.m. K. Graviss to email address: 9514 Featherbelle Blvd., Anchorage Firehouse #38.
 2. Scott Reid's attendance confirmed.
 3. Police officer presence confirmed.
 4. 2024 Board members terms expiring; however, Kenton Graviss, Will Craycraft and Cindy Calvert are willing to serve again and agreed to stay with the Board;
- C. Dues notice due in December



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1. Notice to include letter with explanation regarding increased rate for trash pickup.
2. Letter to include FCHOA.
3. Letter to have "Bill enclosed".
4. Dues final assessment to be made via email approval after Republic Services Contract clarification with target date for Directors' response pre-Thanksgiving.

D. J. Henry to put out U.S. flags Nov. 9th and pick up Nov. 13th.

E. Follow Up on the following:

- Republic Services Contract final figures/cost - K. Schuchardt

F. Addendum to Republic Services Contract:

1. K. Schuchardt confirmed final contract cost for submission to Board.
2. Approvals x 4 via email, therefore Republic Services Contract approved for 2024.
3. Dues final assessment approved via email discussion x 5. Dues to be \$550 with a drop to \$520 if paid by January 31, 2024.

The Next Board FCHOA Meeting:

Board meeting to be held immediately after the Annual meeting.

Meeting adjourned at 7:02 p.m.

Respectfully submitted,
Karen Triplett Meier, Secretary