

THE FALLS MAINTENANCE ASSOCIATION, INC.
ANNUAL MEETING AND BOARD OF DIRECTORS MEETING

December 1, 2021

MINUTES

MEETING PLACE: GoToMeeting online hosting service
ID 264-158-605

MEETING TIME: 6:30 p.m.

DIRECTORS PRESENT: Ralph Long, Nora Snyder, Jordanne Spencer, Chris Woehr, Ray Mohammadi

ALSO PRESENT: Jack, Meryle, & Dana Shaw, Signature Property Mgmt.
Several Falls residents

Ralph called the meeting to order at 6:33 PM

The minutes from the 6/3/21 Board meeting, 7/28/21, 8/25/21 and 11/11/21 Compliance meetings were all approved as written by a motion from Ralph, a second from Nora and Chris and the motion passed unanimously.

Management Report:

Dana discussed the problems with the holiday lighting and Christmas Designers, whom The Falls have been using for 17 years with no issue. Apparently, they are having staffing problems like many other firms. Dana said the owner apologized profusely and said they would make it right. Jordanne suggested that Dana speak with them about a discount, which he will.

Dana also discussed the annual sidewalk/valley curb repairs. Cougar Construction came in at \$12.50 per linear foot for the sidewalks. DMI came in at \$12 per linear foot for the sidewalks and \$8 cheaper for the valley curbs. Both firms have done work in The Falls. Nora requested a third bid. Dana indicated that he had contacted All Paving but they wanted \$34 per linear foot for the valley curbs. Nora suggested that he contact Atlantic Southern as she is familiar with them. Dana also indicated that if they wanted to look at some of the work done by DMI, they just finished a sidewalk project at Country Isles Executive Homes (The Oaks).

Dana also advised that the irrigation truck for 100% Landscaping had charged \$900 for the watering as it was found that the irrigation board was "fried". A new irrigation board is being installed tomorrow, 12/2/21.

Annual Meeting:

The annual meeting was called to order at 6:46 PM

Dana indicated that there were 9 proxies and approximately 13 residents in person at the meeting, which did not constitute the 181 needed for a quorum. The current Board agreed to roll over for 2022 and retain their current positions as follows:

Ralph Long, President and Treasurer
Jordanne Spencer, Vice President and Secretary
Nora Snyder, Director
Ray Mohammadi, Director
Christopher Woehr, Director

Dana also asked for volunteers for the Compliance Committee. Julia Gonzalez and Tiffany Thompson both volunteered. In addition, there was another homeowner put in an application to be on the Board and then withdrew it. Ralph suggested that Dana contact him to see if he would like to serve on the Compliance Committee as well.

Homeowner Questions:

Josephine Trang discussed an incident at the bus stop on October 1 where her son was attacked by a man who was in the basketball court and wanted to know why the community wasn't advised. After some discussion, Jack Shaw advised that this is a law enforcement/BSO issue and not one of property management. In addition, details of an on-going criminal investigation cannot be released. Jordanne apologized for this happening to her family but also indicated that the Board could be liable for posting about this on-going investigation.

Mr. Bicerne wanted to know if there was any update on the pick-up truck issue. Ralph told him that the Board has discussed a variance and considered appropriate wording. However, the Board has not moved forward on making a decision. Ralph also suggested that a variance may not be immediately forthcoming and may never be agreed to by the Board.

Nora advised that the Stop Sign/Crosswalk issue brought up at the last meeting was investigated. Due to the shape of the road, a crosswalk was not a possibility. The Stop Signs would require permits, engineers report, DOT investigation, etc. and would end up being very expensive.

There being no further business, Ralph made a motion to adjourn the meeting at 7:18 PM and the motion passed unanimously.

Respectfully submitted,

Jordanne Spencer, VP/Secretary