

**FALCON POINTE HOMEOWNERS ASSOCIATION**

ANNUAL OWNER'S MEETING

Sunday, March 29, 2026 at 1:00 pm CT

10 Hawks View Ct, Silex, MO 63377

**AGENDA**

**I. CALL TO ORDER**

- a. Kelly Gaskins called the meeting to order at 1:06 PM
- b. Roll Call
  - i. Board Members
    - 1. Kelly Gaskins – Present
    - 2. Brooke Aubuchon – Present
    - 3. Alicia Shuster - Present
  - ii. Owners and Observers
    - 1. There were 16 households represented at the meeting
- c. Consideration of Communication e
  - i. Residents were notified of meeting via email on 3/5/26
- d. Consideration of Quorum
  - i. No voting taking place at the meeting, but will take place electronically following the meeting

**II. FINANCIAL REPORT**

- a. As of December 31, 2025
  - i. As of December 31, 2025, we had 29,355.00 in the bank
- b. 2025 Recap
  - i. As of December 31, 2025, following the second phase of the roads and curbs totaling \$69,239, with a remaining balance of \$1,326.00, the wells at \$9,100.00, and additional expenses such as taxes, insurance, and lawn care, we remained on budget.
  - ii. We will gain a more accurate baseline after this year, as we now have a proposed budget and will be able to evaluate how closely we can adhere to it while still bringing certain systems and outstanding issues up to standard.

**III. OLD BUSINESS**

- a. Landlocked Lots
  - i. You should have received this information via email. We will be sending out a consent form, which is all that is required at this time. You will either consent to the change or you will not. This will be sent per lot. For example, if you own three lots, you must complete three forms.
  - ii. We are proposing that these three lots be reduced to \$100 per year, as they are essentially not usable and are not connected to water or electric service at this time. If something is built or changes occur in that space,

we will readjust accordingly, which is why these fees were reduced rather than eliminated.

- iii. The Board was asked to see if we can find some history on the situation which is already in progress. However, the situation really goes as follows: The Board will proceed with obtaining acknowledgement for the change. It is written in the second amendment that these can go back up for these three lots and they essentially are considered “landlocked”. The association will not be putting in a road or a well so if these owners choose to sell, they have that right but will not get the amount paid for the other lots and it will be on the selling or purchasing owners to install a well, road, and any other things needed to build a home.
- b. Lawn care update
    - i. We will be continuing lawn care this year with Staggs. Do not cut the common area, as it counteracts the work and investment being made, essentially wasting money.
    - ii. The front entrance was mentioned and how cuts outside the fence and maintains the berm with trees and bushes. It was stated that if this is on their property they may work together to have a cohesive look but may not remove. Kelly will send an email to work this out. Same goes for cutting the outside of the fence. However, we do not want to put residents at risk so may also include in our lawn care. The decision will be addressed with the homeowners directly affected.
  - c. Website check-in
    - i. We would like feedback on the website—how it is functioning, and whether you feel you receive enough information between the website and the newsletter.
    - ii. It is not used by many present at the meeting. The suggestion was made to try several other options such as adding the files to FB or creating a google drive where people can access the documents. The board will pilot several of these to determine next best option before canceling the website.
  - d. Wells
    - i. We will be speaking with Flynn regarding the annual water test again. We completed this around this time last year, but it will likely be delayed this year due to additional expenses and the situation involving Lance and his family.
  - e. Gate
    - i. We are currently addressing several issues with the gate, including the EMS box outside and the loop, which is why the gate intermittently remains open.
    - ii. If the repair takes much longer the Board will find the next best option which may be keeping the gate open for a period of time but this will be

decided once we know what is happening and how quickly this can be resolved.

- iii. It was advised that homeowners provide dispatch with the code if they have to call 911 prior to the EMS box being resolved.

#### **IV. NEW BUSINESS**

- a. Completing the Roads – Phase 3
  - i. We proposed two options, which you received via email. The first option is to complete the subdivision with new asphalt only. The second option is to complete the last section and follow with crack sealing and sealer, which will help maintain the integrity of the roads, as you may have noticed they are already showing wear. This protects the money already spent.
  - ii. The suggestion was made that we pay the money and special assess to fill cracks and seal both the new asphalt and the back section not yet paved. This will protect the work already completed and prolong the back section. Going with this option, will mean a special assessment now and a special assessment in 1-3 year to complete and seal the back portion as well and this will not be an option, by then it will need to be completed. Owners at the meeting were more in line with this option versus those proposed.
  - iii. All of the proposals will be drafted and sent out for a vote.
- b. Updating Deed of Dedication, Restrictions, and Protective Covenants / Poll
  - i. Based on the polls completed last year, the Board has reviewed the results and made several updates that we will be requesting to formalize. These updates will require a vote.
  - ii. Below are the areas included in last year's poll and the responses received:
    - 1. Trash: 55% were comfortable with trash cans being visible.
    - 2. Trailers: 57% did not want trailers visible or stored on properties.
    - 3. Campers: 85% preferred campers to be allowed only short-term and not stored long-term.
    - 4. Indentures: 58% felt the indentures need updating.
    - 5. Fines: 50% agreed that we should implement fines for ongoing violations
  - iii. Based on these results, the following changes will be proposed:
    - 1. Trash: Allowed, but with specific restrictions.
    - 2. Trailers, Campers, Boats: Allowed for up to 72 hours, unless an alternative arrangement is discussed with the Board. Only trailers up to 18 ft will be permitted. No goosenecks, large box trucks, or oversized trailers.
    - 3. Owners asked for 5-7 days versus 72 hours. The Board agreed this would be amendable for the community and Board.

4. Outbuildings / Sheds: Must be built on concrete, with a minimum size of 800 sq. ft. and a maximum of 1,500 sq. ft. They cannot be taller than the home and must match all materials and colors. A \$1,000 fee applies, not including fences.
    - a. Several mentioned greenhouses and gazebos as structures that they may want to install. The Board will look into adding this into the rewrite but situations like this may be on a case by case basis.
    - b. It was mentioned to specify in the bylaws that small “sheds” similar to what you would purchase at Lowe’s or Home Depot are not allowed.
  5. Pools: Will require fencing. Any pool built prior to this passing will have 6 months to install a fence. Pools built after approval must include fencing at the time of installation.
  6. Project Compliance: If a project is started without submitting for approval, or if a project sits incomplete for longer than 6 months, the homeowner will be contacted by the attorney and will be responsible for attorney fees.
- c. Pond Leaking
    - i. Now that the cattails are being addressed, we can move forward with this. Dale inspected the pond last year but could not identify the exact leak due to debris. This will be addressed this year.
  - d. Flagpole
    - i. Owners recommended we have Conrad complete this but the Board will need to confirm this with him and located the flag pole.
  - e. Small Pond / Common Ground
    - i. We may want to poll the community on what to do with this area— whether to fill it in or restore it. Long-term, we would like to reevaluate and update that common area.
    - ii. This will need to be a vote; however, majority would like to fill it in and be able to use it for the common ground expansion in the future. It was also discussed that trying to bring the pond back and fix the leaks may be more money than it is worth at this time. Putting a playground in the area was suggested. We also briefly discussed the gazebo at the common ground needing repair and/or replacement in the future.
    - iii. It was suggested to get in contact with companies who need places to drop decent dirt and use this issue as the ability to get free dirt.
  - f. Events
    - i. We would like to begin planning a balanced mix of community events that appeal to both children and adults, and we are seeking your feedback. Our goal is to create opportunities for families to connect while also offering activities geared toward adults.

- ii. For family-friendly events, we are considering options such as an Easter Egg Hunt and a refreshed version of the Fall Festival, which will look different this year.
- iii. For adult-focused events, we are exploring ideas such as progressive dinners, adult-night gatherings, or similar social events that encourage neighbors to get to know one another.
- iv. We welcome your input on what types of events you would like to see so we can plan a well-rounded calendar that reflects the interests of the community.

**V. OPEN FORUM**

a. Question and Answer Session

- i. Mentioned seeing something about lighting. Kelly confirmed that she will adding lighting to the exterior of the gate, trimming the bushes, and adding speed limit signs. In addition, we will be adding dead end sign and a street sign at condor ridge and also updating the front speed limit sign so that delivery vehicles data systems read and register this.

**VI. ADJOURN**

- a. Kelly Gaskins adjourned the meeting at 2:30 PM.