

## Re: Request to Include FCTF Report in Board Meeting Minutes

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From: Jeff Nohner (jeff.nohner.hoa@gmail.com)

To: sloecher02@yahoo.com

Cc: directors@fallsandpinnacle.org; jdcberg77@gmail.com; deejrekstad@gmail.com; cwdc1991@gmail.com; cherelle3133@gmail.com; jonathan.penn@fsresidential.com

Date: Thursday, June 26, 2025 at 01:24 PM CDT

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The Board genuinely appreciates the significant time and dedication that you and the entire Task Force invested in researching recommendations for the Fitness Center. Your thorough work has been incredibly valuable in informing our path forward and has provided the Board with the necessary foundation to proceed directly with the project's execution.

Last night Rob and Janet reported as Task Force Liaison, acknowledging your recent messages on behalf of the Task Force and accepting the recommendations provided. The Board agreed with you that further discussion was not necessary for the project to proceed, as the Task Force has completed its work and provided us with detailed recommendations. The minutes will reflect that, and the transition of responsibilities to Janet leading implementation on behalf of the Board.

The work of the Fitness Center Task Force is done. You can be proud of the information the Task Force provided. The community will benefit from the Fitness Center improvements to be implemented because of it.

We look forward to updating the community on the project's progress in the coming weeks.

Jeff.Nohner.HOA@gmail.com



**Jeff Nohner**  
Falls & Pinnacle

612-719-3119 | jeff.nohner.HOA@gmail.com

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On Thu, Jun 26, 2025 at 11:24 AM Shannon Loecher <sloecher02@yahoo.com> wrote:

Falls & Pinnacle Board Members,

For the second consecutive month, the Fitness Center Task Force was not permitted to deliver its report during the board meeting, and I, as chair of the task force, was not allowed to speak.

Given this circumstance and on behalf of the Fitness Center Task Force, we formally request that the attached report be included in the official minutes of the June 25, 2025 meeting, pursuant to the committee and task force charter. It reflects the current position of the task force following recent correspondence from the Board.

Respectfully,  
Shannon Loecher  
Chair, Fitness Center Task Force

## **Fitness Center Task Force Report – JUNE 25, 2025**

Prior to the May board meeting, the Fitness Center Task Force submitted an updated recommendation with revised pricing, per the board's request, from all vendors, valid through June 27. This proposal remains less than the reserve study allocation and incorporates 90% of the equipment and features requested by Falls & Pinnacle residents.

We also asked that any proposed changes be returned to us by June 20 so we could adjust pricing accordingly. Instead, on June 21, we received an email from the new board liaisons rejecting our approach and stating they'd like to discuss what *they* believe would be better.

Their email—aside from being factually inaccurate—focused almost entirely on personal preferences: what *they think*, what would give *them more flexibility*, and what *they want to see*. This is exactly the type of vague, subjective approach the task force deliberately avoided. We grounded our work in extensive resident feedback and validated it through consultations with four independent fitness and equipment experts.

The members of the task force joined this effort in good faith, expecting collaboration, respect for process, and a shared commitment to resident input. Instead, what we're seeing now is a clear attempt to discard the task force's work and advance a board-driven agenda—contrary to both the spirit and the letter of our governing documents.

The board has requested yet another, "extended" meeting. Respectfully, the task force has already provided more than enough for the board to move forward or make changes: extensive documentation, numerous monthly reports, countless responses to repeated questions and participation in multiple in-person meetings with residents and the board. Repeating ourselves to defend a recommendation that is supported by residents isn't a productive use of anyone's time.

It's clear the board now has its own list of preferred equipment and priorities. We ask that it be sent to us as soon as possible, and the task force will secure updated pricing as needed.

Thank you.

## Re: Fitness Center Refresh Project

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From: Shannon Loecher (sloeche02@yahoo.com)

To: janet.walker.hoa@gmail.com

Cc: jdcberg77@gmail.com; deejrekstad@gmail.com; cherelle3133@gmail.com; cwdc1991@gmail.com; directors@fallsandpinnacle.org; jonathan.penn@fsresidential.com

Date: Wednesday, June 25, 2025 at 12:31 PM CDT

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Janet, a meeting is unnecessary. The task force has already provided extensive documentation, answered repeated questions, submitted countless monthly reports and participated in multiple in-person meetings with residents and the board.

You have more than enough information to move forward, it is not productive for us to continue providing the same rationale for the same questions in defense of each item multiple residents requested and experts recommended. Especially with a recommendation that costs less than what is allocated in the reserve study.

The board clearly has a specific list of equipment and priorities it is willing to fund, please send that to us and we'll secure updated pricing accordingly.

Fitness Center Task Force

On Tuesday, June 24, 2025 at 04:31:15 PM CDT, Janet <janet.walker.hoa@gmail.com> wrote:

Shannon and other FCTF members,

The Board acknowledges your email. We do not think it is productive to continue this conversation via email which is why we want to meet with you to discuss how we can work together to achieve a mutually satisfactory solution for our fitness center. Please let us know if you are willing to meet with us on any of the dates I sent you in my previous email.

Thank you,  
Janet, Rob, Jeff, Mark, Susan

On Tue, Jun 24, 2025 at 1:10 PM Shannon Loecher <sloeche02@yahoo.com> wrote:

Janet and other Board members,

We respectfully request the same level of transparency and documentation from the Board that the Fitness Center Task Force (FCTF) has consistently provided throughout this process. Specifically, **please share the details of your “recent discussions with residents that use the gym” and “various Fitness Trainers,”** including names, unit numbers, fitness affiliations and credentials, contact information, the questions asked, and summaries of the feedback received. If this input is being used to justify a new direction, it is essential that it be subject to the same scrutiny and validation as all other community input collected to date. We would be happy to follow up directly to ensure consistency and accuracy across all feedback.

Second, **the idea that this project needs to get “back on the tracks” is inaccurate.** Despite ongoing **obstacles—many of them created by the Board**—the FCTF has remained committed to a professional, community and expert-driven process. Over the past two years, we have invested thousands of hours gathering resident feedback, consulting with fitness experts, and analyzing equipment and layout options, all with the goal of delivering a modern, inclusive, and fiscally responsible proposal.

It’s also important to correct the **mischaracterization of this as a “package deal.”** What the FCTF submitted is a customized, expertly curated list of fitness tools sourced from multiple vendors with prices negotiated to achieve the most fiscally responsible use of HOA funds. We made it clear when we submitted the updated pricing in May that **the board simply needed to provide possible changes for us to discuss, as demonstrated by the email on June 15 indicating we could remove three of the new benches. To dismiss it as a one-size-fits-all package, simply because it doesn’t reflect the personal preferences of a few individuals, is misleading** and undermines the trust of the many residents who contributed input along the way.

Finally, it’s disappointing—**but not surprising**—that after two years of work, the direction appears to be shifting toward a scenario we were warned about from the beginning: one in which **the Board ultimately decides what equipment it wants and expects the task force to simply rubber-stamp it.** If that is indeed the case, then stop wasting our time and please be direct. Send over the list of equipment the Board intends to include, and we will provide updated pricing. We will also share the list of residents who participated in the planning process so you can personally explain why their input is no longer being considered.

Sincerely,  
Shannon, Joe, DJ, Christopher and Cheryl  
Fitness Center Task Force

On Saturday, June 21, 2025 at 10:14:49 AM CDT, Janet <janet.walker.hoa@gmail.com> wrote:

Fitness Center Refresh Team,

The Board wants to thank you for the many hours and thought leadership you have put into selecting and presenting the Board with a package proposal from Impact Fitness. We appreciate your efforts and wish the process had not been so challenging for everyone involved.

Rob and I as Board Liaisons, as well as other board members, have become more actively involved in understanding what our options are based on the feedback the FCTF received from our residents, recent discussions with residents that use the gym, and also talking to

various Fitness Trainers. As a result, we believe that a package deal is not the most optimal solution because it does not give us the flexibility to choose the type of equipment we believe will best serve all of our residents.

To be clear, we don't want to trample the work that the task force has already completed or dismiss your well-researched opinions. We understand that this process has been long, and we thank you for persevering through your frustrations. We're hoping that we can work closely together with the task force to find an optimal modern solution that will serve our whole community for many years to come.

Would you be willing to have an extended meeting with the board to get this project back on the tracks? We're open to meeting on Monday June 30th, Tuesday June 31st or Wednesday July 1st.

Janet Walker  
Vice President HOA

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