



Falling Waters HOA- Executive Board Meeting Minutes

Date: Thursday June, 20, 2024

Location: FW Clubhouse

Time: 5:00 pm

Invitees: Zac Garner, Bob Devine, Lovie Davis, Regina Hinrickson, Jessica Howell

Meeting called to order: 5:27pm

Roll Call: Zac Garner, Bob Devine, Lovie Davis, Regina Hinrickson, Jessica Howell

Director reports

President Zac Garner:

1. Brian Woodward's request to join the ACC - Per the covenants it states the Developer has the right to join the committee. All board members approve this motion in new business.
2. Comcast running internet to north gate house - 2-6 week timeline for completion and zero cost.
3. Bike/Walking path quotes - Three quotes: \$7500, \$17,500, \$17,800. To discuss further.
4. Golf cart complaints received, issues with minors and rules of the road being followed- warning letters have been sent. Following procedures per the fee and fine schedule as well as the golf cart policy. Escalated actions approved by all board members.
5. Contractors grass and lots with overgrown grass. Fines for lots that construction has not been completed within the one year timeframe? Lots in the back overgrown onto roadways.
6. Meeting with First American - Zac to meet with them potentially next week on satisfaction of services provided by the company. This was requested by First Am.
7. Meeting with neighbor to review road ownership per request of the homeowner to determine ownership of the roads. County vs. private. Zac will follow up with the homeowner.

Vice President of Operations Bob Devine:

1. Fountain repair - South gate- Pump has failed and needs to be repaired. Three companies have been contacted for quotes. Bob will finalize and present to the Board.
2. Road repair quotes

- Plan to have bids and quotes ready for July 11th open meeting
 - Crack fill and repair (annual maintenance) - looking for two other bids
 - Asphalt and curb repair, 13 areas of concern of sinking roadway, awaiting for two more bids
 - The Board investigated and received estimates to repave the roads for a mile stretch to use as a baseline. This estimate will be used for current and future budget planning.
3. New lights for guard houses
 4. Snow removal - Collecting more quotes
 5. Streetlights - troubleshooting to determine location of power source.

Vice President Lovie Davis:

1. Roads- addressed
2. Stickers for gate access- Neighbors requiring gate stickers should contact Riley Baros at 1st American Management
3. Upcoming events - Fall fest in September and Halloween event October. More information will be available at the July 11th open meeting.

Treasurer Regina Hinrickson:

1. **Website Update**

[Falling Waters HOA](#) - Beta Site

Regina to sanitize Financials and work to publish the new site by July 11th.

2. **ACC Form Updates**

See Attached from Nancy - Decision

Nancy Ellis, ACC has updated the ACC form and emailed the Board for approval.

3. **Revised Assessment Collections Policy Letter**

See Attached - Decision

An action was taken at the previous open meeting to adjust the FW HOA Assessment Dues dates. Regina Hinrickson updated the Assessment Dues Policy and emailed the Board for approval. Revised dues dates would be January 31st and July 31st. This would not be implemented until 2025 so as to not cause confusion for secondary assessments due next month in 2024.

Treasurer Report:

As of 18 June 2024

- Refund Checking Account: \$41,200
- Reserve Account: \$95,001.95
- Operating Account: \$104,775.05

Updated Actuals Coding received from Tammy at 1st American Management.

Half year Assessment reminders have been sent Out.

Working Actions:

1. Meeting/Discussion for Closing Department/Process - Reginia will request a meeting date from 1st American Management.
2. 2024 Legal Costs including 2023 Rollover (Need to add to 2023 actuals) - \$9,083.50 per January Financial Report. Reginia will include in 2024 actual expenses.
3. S&K Repair for North gate reader. Community members have contacted the Board for any maintenance requirements when the gates do not function properly.
4. CD Renewal - See Attached EoY Expense Projection
 - a. Reginia - Renew
 - b. Jessica - Discuss at Meeting
 - c. Zac - Do not renewReginia presented the Board with projected actual expenses that run until the end of the calendar year to provide a foundation to decide needed action on a FW HOA CD coming due.
5. Begin Working 2023/2022 Expenses into new budget coding Workbook This will provide the foundation for the 2025 Budget built to start in August 2024.

Secretary Jessica Howell:

1. Welcome care package for new residents - Jessica proposed and discussed providing packages for new residents.
2. 1st American maintenance log- discuss process- will attend meeting with Reginia

Old business-

1. Per legal and covenants no accessory structures (as defined in covenants and Porter county) should be approved going forward. This will be taken into consideration going forward. It will also be reviewed by the Covenants Committee.
2. Sign at South and North gate informing on gate damage and surveillance in use (suggestion from community member). Camera surveillance sign more visible. Price signage for this. Also want to see if new lighting will help with this.
3. Lovie to look into cost, types and requirements for audit and present options to the board for review. No update from Lovie since the last executive meeting.

4. Looking into the prospect of having a 4th of July parade- Lovie- No parade can occur due to the short timeline to prepare.

5. John Craig- access to HOA portal - unable to gain access unless lot/property owner.

6. To be discussed in July- Per the recommendation of our attorney we will be having a discussion on the interest of the community to review the covenants. 247 votes will be needed to approve changes. Provide sections of the covenants monthly to members to review for a full understanding and suggestions on changes.

John Craig review of covenants- quote to rewrite the covenants. Consistent, alignment, up to date with the times.

New business-

1. Bob and Zac to discuss the Conservancy District walking path project with Dave Cullom. - CD Path has been pushed to 2025.
2. Brian Woodward as a new ACC member- Approved unanimously
3. Streetlight troubleshooting and backgate electrical - Emcore Hyre Electric will be the primary company for all electrical work required. Approved unanimously to do time and material work in the community.
4. Updated assessment policy letter - Approved unanimously, will be announced in the July open meeting.
5. Vote on CD for renewal- yes to short term.
6. Reginia- validate payment of old S&K invoices.

Meeting close: 9:01pm