

## Falling Waters HOA Executive Board Meeting Minutes

**Officers Present:** Mark Langbehn, Sonia Hedge, Marianne Moore, Zac Garner and Sherri Cullom

**Meeting Called to Order at 5:00**

Motion to approve minutes from March 11, 2025, approved 5-0.

### Items Approved through Email:

1. Board voted 4 yes 1 abstained on March 13th to retract the contract of SDI for two new camera systems and two new gate entry systems for both gate houses.
2. Board voted 4 yes 1 abstained on March 18th to terminate the contract of law firm Craig &amp; Craig and to hire Vis Law LLC.

### Reports:

#### 1. ACC Report Mark Langbehn:

- Providence agreed to use hardy board where masonry was required by the covenants. They had requested to use vinyl. Mark will meet with their General Contractor to discuss future projects.
- 731 Verdano seeks approval for a stampcrete patio. Approval granted.
- 711 Verdano has an existing pool and fence and does not have landscaping along the fence. 1st American will send a letter.

#### 2. 1st American Report:

- Verdano &amp; Ketil light repair is finished. Following up with Xfinity for reimbursement.
- 1st American contract status-Mike Bottos will schedule a contract meeting and clarify their job scope. 1st American is actively looking for covenant violations.
- 779 Cirque requested a construction deposit to be returned, the board will return the deposit only after the landscaping is complete.

-760 Cirque requested a fine to be waived for starting a project without approval. The request was denied.

-1st American is working out of the south gatehouse on Wednesdays. The HOA approved to pay for Gatehouse cleaning.

-The covenants require for homes to be built within one year. 1st American will send a letter to 748 Cirque who is beyond the requirement to have their exterior construction to be completed within 45 days.

### 3. Treasurer Report: Zac Garner

Accounting as of April 7, 2025:

- a. Operating Budget: \$201,979.10
- b. Contract Refunds: \$21,200.00
- c. Reserve \$207,218.60 (Res CD1 & CD2)

Delinquencies as of March 27, 2025:

- a. Homeowners \$31,261.33 (split payments not included)
- b. Lots \$11,610.05
- c. Payment agreements & small balances \$23,283.11

### 4. Legal Report:

-The Board presented a retainer for the services for Vis Law LLC. for \$1,250.00 monthly which includes 6 hours of legal work and attending 4 quarterly meetings yearly. This amounts to \$15,000.00 yearly. \$17,500.00 is budgeted for legal in 2025. The Board is waiting for the contract.

### 5. Old Business:

-Motion was made to obtain Midwest Marine for snow removal for the next three years at \$30,000.00 per year. Motioned carried 5-0.

Mark will follow up with Republic Allied about their contract. He will try to get their yearly increases from 5% down to 3%.

-Suggested covenant changes from the developer were distributed for discussion at the next meeting.

6. The gate vendor fixed the south entrance gate which was turned into insurance. The Board will be diligently in looking to improve the reliability and security of the gate and camera systems.

- Zac reported gate vendor invoices paid in March total \$9,195.90
- Gate Maintenance Repairs \$6,421.90
- Access own system \$296.35
- Access control maintenance agreement \$822.00
- Telephone communication cost \$670.00
- Gate House Alarms \$496.05
- Camera Maintenance agreement \$786.00
- Pending invoice for 2nd incident \$1,936.00

7. New Business:

- 76 Morena requested the gates to close at 7 instead of 6 because of heavy traffic concerns. Motion was made and was tabled. The Board is looking to increase the time the gates are closed not decrease the time.
- Greenvew was approved to remove poison ivy and concrete debris from -HOA Lot 78 for \$1,950.00 and to mulch 10 corner beds for \$2,800.00.
- Mark will get a quote for requested speed bump.
- Community garage sale is June 5-7. 9AM to 2PM.
- Neighborhood cleanup date is May 17th. A dumpster will be donated.
- Marianne reported on possible state grants for a Nature Trail. We are a gated community, and to get grants, we would have to allow public access.
- 721 Verdano has requested to start a safety committee. He would like to send out email reminders about speed limits etc. Board approved.
- A Beautification Committee was discussed. The committee could set standards for the subdivisions for sign posts, street signs, informational signs etc. any additions to the subdivision would be considered by them.
- Social Committee will start with past members and add more residents as they volunteer.
- Resident has installed a fence in the back of their home without approval.
- Residents are parking commercial vehicles in driveways and on the street.
  - Per the covenants they should be kept in their garage.
- Residents have visible trash cans. 1st American will send out reminders on these items.

-Adjournment 8:02 PM