

# Falling Waters HOA

**Location:** Executive Cottage Home  
**Clubhouse/** 682 Verdano Ter  
**Date:** Tuesday, August 12, 2025  
**Time:** 5pm

## Falling Waters HOA Monthly Meeting Minutes

- I. Meeting Called to order at 5 PM.
- II. The June 10 th Meeting Minutes were approved through email and are posted. \*There was no meeting in July\*
- III. Officers Present: Mark Langbehn, Sonia Hedge, Marianne Moore, and Sherri Cullom along with Attorney Nathan Vis via phone for legal only. Zac Garner not present but issued a report.
- IV. Old Business:
  - A. Gate update:
    1. The Key Pad entry system roll out has been pushed back to late August by the manufacturer Mircom (originally said June). The Key Pad entry system will be free due to our current equipment replacement maintenance agreement that we have with our gate vendor.
    2. LOFS has reportedly purchased the same system for their gates. This should help local visitors and delivery drivers because now they only have to learn one system between two subdivisions. Hopefully this will make for a more seamless entry process for visitors and delivery personnel.
    3. We are gathering quotes and information for upgrading our license plate reader camera that will work with our current camera system with black listing capabilities.



4. It has been requested that the HOA Board review the agreement with the gate vendor. The Board will look into getting T&M pricing vs. total replacement and maintenance agreement that we currently have.

B. Violations:

1. The Board agreed to give 14 day extension for an overdue landscape plan.
2. Attorney Vis is following up on residents who have received letters for violations.
3. A resident did not seek pre-approval for tree removal. Six trees were removed. Violation letter and fines will be sent out.

C. Xfinity Light Repair: Bridget reported that she has had no luck with Xfinity to pay for the streetlight line they damaged. This issue pre-dates multiple boards. The Board will bring in legal at this point for reimbursement.

D. Online voting platform: Attorney Vis advises to stay with paper ballots. It is how the by-laws are setup as well as current state law.

E. Streaming the Budget Meeting: The Board will book the church for this meeting. They have AV equipment and we will set up streaming for the budget meeting.

V. New Business:

A. Parking: Contractors will be required to park on the same side of the road because of traffic egress complaints. If this continues, The Board may have to make a policy for residents as well.



B. Road Repairs: Mark will be getting quotes for fixing dips in the road and installing the final lift for the areas that still only have the binder coat installed.

C. Weeds and Overgrowth-Developer lots: There have been complaints and phone calls have been made to the developer with no communication so far. The HOA will be getting quotes to remove the weeds and shrubbery growing into the road and will ask for reimbursement from the Developer. This is a safety concern.

D. It was suggested to have the executive summary posted to the website. The Board agreed it should not be for public consumption and should be password protected for residents only.

## VI. Reports:

A. 1 st American: The Board reviewed the executive summary that 1 st American sent over.

B. \$10,911.43 will be moved into our reserve account by 08/19/2025 which will leave a balance of \$33,424.48 remaining to move into the reserves to fulfill the budgeted amount for 2025. \$4,102.99 was moved back in January 2025.

C. A \$5,000.00 donation to the park from the FWHOA Board was sent to the FWCD. The FWHOA Board voted to move these funds from the capital reserve fund in the 2025 budget. The capital reserve balance was \$49,235.92. After the donation the balance is \$44,235.92.

D. Treasurer Report:

1. Operating Budget \$190,811.43
2. Contractor Refunds \$24,000.00
3. Reserve \$208,567.93 (Res CD1 & CD2)
4. Delinquencies as of March 27, 2025
  - a. \$20,515.80 not including final payments made or missed at the end of August.
  - b. Collection notices have been sent out by 1 st American

E. ACC Report:

1. Mark will ensure that the ACC is up to date on their security deposits.
2. A resident wants to maintain the property behind their home that the HOA owns. The Board agreed that they can maintain the property, but it still belongs to the HOA. They cannot put structures, playground equipment, and etc. on the HOA property.

F. Legal Report:

1. The Board is willing to sign the RepublicAllied garbage contract if Attorney Vis can negotiate the removal of the \$5,000.00 fee for picking up the subdivision garbage cans in the event that Falling Waters terminates service with RepublicAllied.
2. PP NW Contract: A motion was made to change management companies to PP NW and to give 60 day notice to 1 st American that we will no longer be using their services. Motion passed 4-0. PP NW contract is \$14.00 per home and that includes using APP Folio.

3. Attorney Vis will send a notice to FWA to end the resolution that allowed model homes and signage.
4. The revised pool application was approved 4-0.
5. Revision of election policy was discussed.
6. Recreational Vehicle Policy: A motion was made to accept the revised policy. Motion passed 5-0 (Zac approved via his report).
7. Mark and Attorney Vis is working on a commercial vehicle policy update.
8. West Porter Township Fire Department: Discussion was had about redistricting and Attorney Vis advised to get it in writing that our rates will not change if we switched districts.

#### G. Committee Updates:

1. Social Committee: Zac's requested social events were tabled. The Board would like to discuss in person to get more information regarding expenditures. A short meeting can be scheduled to discuss this.
2. Hot Dogs and Happy Hour is in full swing. The first few events were well attended. Please make sure to join us September 11 th and October 9 th , 5-7 PM by the ponds.
3. Book Club meeting has been rescheduled to September 8 th at 6PM. Book is "Before we were yours". By Lisa Wingate. Meeting at Brooke Hayes home at 770 Cirque Dr.
4. Social Committee is interested in seeing the community's interest in a dinner club and a friendsgiving. Outings to local restaurants



and eateries to be planned. This will be an individual cost per person. No community dollars will be spent on this event.

5. Previous Covenant Committee member Don Plumb met with the

Board to present notes and the work completed by that Committee. The Board will use this information to help direct the new Covenant Committee.

VII. Items approved via Email:

A. 1 st American submitted the property tax appeals for lots 99 and 100 which are the two lots gifted to the HOA by FWA. An offer was made on lot 100 by a resident for \$3,000.00. The Board voted 5-0 against the offer.

B. A resident who moved out of the subdivision left garbage in front of the curb. It was the 4 th of July weekend and the Board approved to have a junk collection service pickup the trash for \$100.00.

C. Board approved the return of the construction deposit to 756 Cirque Dr.

D. Pool Application was approved at 729 Verdano.

E. Deck replacement that followed the same footprint as the old deck was considered maintenance and was approved at 742 Cirque.

VIII. Adjournment 7:37 PM

