

## Falling Waters Community Meeting Minutes

**I. Meeting Called to order at 5 PM.**

**II. Roll Call**

- a. Officers Present: Mark Langbehn, Sonia Hedge, Zac Garner and Sherri Cullom along with Attorney Nathan Vis via phone for legal only. Marianne Moore not present.

**III. Meeting minutes from August 12th 2025 were approved**

**IV. Old Business:**

a. Street light update:

- i. Three additional lamps are being mapped. REMC will be out to work in conjunction with Hyre Electric to access and diagnose how to get the street lights that have never worked to be lit. Hyre has changed three ballasts at the north end.
- ii. Two additional lights have either a cut line or loose wires. Mark will get this quoted out.

b. The HOA Board has signed a contract with Site Services. They will be patching roads at 17 Verdano, 57 Levanno, 726 Druim, and install a speed bump at 84 Bergamo Ln East.

c. Developer has opened up the rear cul de sac and knocked back the weeds and vegetation. The concrete barriers have been removed so there is now access to the back cul de sac. After receiving multiple complaints, The HOA had Greenview Landscaping to trim the weeds at the developer northwest side of the lots at the north end of the subdivision. A \$200.00 bill has been forwarded to the Developer for reimbursement.

d. Updated recreational vehicle policy posted to the website. Mark will be at the gate house October 19th, to collect proof of insurance on golf carts. A golf cart registration form will be developed.

e. New pool application approved and posted to the website.

f. Garbage contract update: Negotiations with Republic Allied have been ongoing.

**V. New Business:**

a. Meeting with Lon and John regarding the model home:

- i. Providence understands the agreement for the model home is up in October and would like to extend it for one year. The HOA Board has tabled the decision until after the auction.

b. Violations Sent out:

- i. A letter was sent to a resident regarding their minor child and nuisance activity.
- ii. Violation letters were sent out for garbage cans that were stored where they can be seen from the street.
- iii. A warning was sent for leaving two used commodes in the street. Reminder for any residents who have large trash pickups to call Republic Allied to arrange for pickup and pay for any fees.
- iv. A violation letter was sent to a resident who has an unapproved vinyl fence in their yard.
- v. Mowing notices were sent to lots with overgrown weeds.
- vi. A resident who was required to put in their landscaping completed their install.

**VI. Reports:**

- a. **1st American Report:** The Board reviewed the July of 2025 executive summary from 1st American management report. It will be posted to the HOA Website.
- b. **Treasurer Report:** As of September 5th, 2025
  - i. Operating Budget \$173,187.23
  - ii. Contractor Refunds \$25,900.00
  - iii. Reserve \$219,481.51 (Res CD1 & CD2)
  - iv. Delinquencies as of July of 2025 \$16175.57
  - v. \$33,420.00 needs to be moved to the reserve fund to fulfill the budgeted amount for the reserve fund.
- c. **ACC Report:**
  - i. 98 Cambre Court: House approved after a requested color change.
  - ii. 760 Ketil Trace: Pool request approved.
  - iii. 104 Bergamo: Pool and fence request approved.
  - iv. 748 Cirque: Landscape plans approved and completion should be by October 20th.
  - v. Two residents with temporary mailboxes were sent notices to install permanent mailboxes. The homeowners must submit their new mailboxes for approval before installation.
  - vi. Houses over 1 year of construction have been asked for an updated COI and reminded that any exterior changes need HOA approval and have been asked for estimated completion dates.

- vii. The HOA Board wishes to recognize and thank the ACC members for all their hard work and countless hours of dedication. They look over plans and applications to ensure the covenants and policies are followed. Their dedication and timely responses are truly appreciated.
- d. **Legal Report:**
  - i. Collection proceedings as legally advised.
  - ii. Mark and Nathan are working on the commercial vehicle policy to better define the language.
  - iii. An email will be sent out informing the residents of the upcoming auction of the developers remaining lots.
  - iv. Revision of election policy was discussed.
- e. **Committee Updates:**
  - i. Social Committee: Book Club meeting was on September 8th. A new book should be announced soon.
  - ii. Hot Dogs and Happy Hour has been well attended.
  - iii. Boo'tacular yard décor event: Best Halloween décor will be voted on.
  - iv. The Fall fest event will be from 3PM to 5PM on Sunday October 26th on Levanno by the gazebo.

## **VII. Adjournment 8PM**