

Falling Waters Executive Meeting Minutes

I. Meeting Called to order at 5 PM.

II. Officers Present: Mark Langbehn, Sonia Hedge, Zac Garner, Marianne Moore and Sherri Cullom along with Tina Flemming from PP NW

III. Meeting minutes from October 15th were approved.

IV. Old Business:

A. Streetlight update:

1. The North section of streetlights is getting online.
2. Three new streetlights are fixed and waiting to be hooked up by REMC. Hyre Electric has completed their portion of the job.
3. Waiting to repair three more streetlights.

B. Erosion control:

1. The policy has been updated.
2. Meeting was held with the contractors to explain the policy and better implementation of the contractors has already been observed.

C. Gate Update:

1. The new keypad is in transit from Canada.
2. We will be getting a new license plate reader.
3. The gates were left open on the north end during the snow/ice storm so the cars would not slide into them.



- 4. DVG gave a verbal quote of \$15,500.00 to give us a plan and job scope to reconfigure the entrance off 100 South and Levanno.

D. Violations:

- 1. PP NW noticed several contractor vehicles parked over night at resident houses. This is a violation of our covenants, and the offenders have been notified.
- 2. No parking on streets when 2" or more of snow is forecasted. Tow trucks will be called out to tow offenders.
- 3. A resident was asked to remove an unapproved fence, and the resident removed the fence.
- 4. A resident was fined \$50.00 for parking on the street when we received over 2" of snow.

E. House Plan Approvals:

- 1. 25 Levanno Drive approved.
- 2. 718 Verdano Terrace approved

F. The Budget was reviewed and discussed. A motion was passed to raise yearly dues for homes to \$1,100.00 from \$1,050.00 and yearly lot fees were raised to \$700.00 from \$660.00. If homeowners are paying their dues in full, \$1,100.00 is to be paid by January 31st, 2026. For split payments, \$550.00 must be paid by January 31st, 2026, and the remaining \$550.00 must be paid by July 31st, 2026. Lot owners must pay their dues in one payment for the amount of \$700 due by January 31st, 2026. The FWHOA Board approved the 2026 budget.

The Budget is attached.



V. New Business:

- A. 92 Bergamo CT. is requesting a fence due to people trespassing through his property to access Falling Waters. The resident provided pictures. The previous practice of the Board was to only allow a fence with a pool or a sharp drop off for safety purposes. The Board voted to allow the resident to install an Architectural style fence that matches the fencing used within the development, along his outside property line only, to keep out trespassers.
- B. Suspicious Vehicle: A resident reported a suspicious vehicle to the police during the summer. The police at that time talked to the driver of the vehicle. The resident is reporting to the HOA that they recently spotted the vehicle in the subdivision again. The Board will follow up with the responding officer to get the name of the driver so the lawyer can send a cease-and-desist letter to the driver.
- C. Grievance Committee reviews both parties positions and makes a recommendation to the board.
- D. Agenda for the community meeting was discussed.

VI. Reports:

A. PP NW

1. A CD came to term, and the previous management company cashed it out. PP NW put the money into a 2-month CD at Chase Bank at 4%.



- 2. PP NW is finding possible errors at closings from the previous management companies. Legal may need to send a letter.

B. Treasurer Report:

- 1. Checking balance as of November 11th \$124,138.36
- 2. Security Deposit acct \$28,900.00
- 3. CD \$82,438.40
- 4. Savings \$71,715.45

VII. Adjournment 7:02 PM