

Falling Waters Community 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 Attorney Nathan Vis via phone for legal only.
- III. Meeting minutes from September 9th, 2025, were approved**
- IV. Old Business:**
 - A. Providence Model Home:** A motion was made and passed to convert the model home back into a sellable home by December 31st, 2025.
Attorney Vis will send notification to Providence Homes.
 - B. Road Repair:** Site Service was the lowest bid at \$8,500.00 for crack sealing at the north end of the subdivision. Motion made by Mark Langbehn to complete repairs. Motion carried 4-1. The \$14,500.00 crack sealing and streetlight repairs reduces the capital reserve deposit balance to \$29,735.92.
 - C. Streetlight update:** Mark Langbehn made a motion and asked not to exceed \$6,000.00 to tie in the streetlight at Mattico and Druim and as many other lamps that are not lit at the north end. Motion carried 4-1.
 - D. Garden Policy:** Discussed and tabled
 - E. Gate Update:**
 1. Amazon key is up and running.
 2. Still waiting on the new gate entry keypad system. An alternative



model was asked for and is being investigated.

3. DVG will be giving a proposal to redesign the front entrance.

F. Grass and Weeds: Some lot owners are not mowing their lots. A motion was made and carried 5-0 to charge a \$50.00 fee to be passed on to the lot owner in addition to the actual cost of mowing the lot by the HOA.

G. Republic Allied garbage contract signed for a three-year contract.

V. New Business:

A. PP NW Management Company transition from 1st American:

1. PP NW requested that the HOA switch bank accounts to Chase Bank. The Board approved this request unanimously but requested one Board member have online access to oversee the account.

2. PP NW has had trouble receiving all needed documentation from 1st American. Appfolio is limited due to this.

B. Tree Removal Violation: A resident who took down trees without permission is required to replace the trees by the FWCD. The FWHOA will send a warning to these same residents.

C. 2026 Budget was discussed.

VI. Reports:

A. 1st American last report before the switch to PP NW Management company was reviewed.



B. Treasurer Report: As of October 14th, 2025

1. Operating acct \$156,662.37
2. Security Deposit acct \$27,900.00
3. Reserve \$220,311.02 (Res CD1 & CD2)
4. Delinquencies as of July of 2025 \$13,262.57
5. \$33,424.49 remains to be moved to the reserve fund to fulfill the budgeted amount for 2025.
6. List of delinquent accounts holders provided by board members

C. ACC Report:

1. Two new residents still need their two required trees that measure 2" in diameter 4" from the ground.
2. The ACC is writing a new policy for erosion control.

D. Legal Report:

1. Election Policy was tabled for more analysis.
 2. Collections: Liens were filed.
 3. Golf cart registration
 - a. Mark Langbehn will be at the gatehouse on November 1st to register golf carts.
 - b. Golf carts equipped with lights can be driven after 6PM.
 4. A resident asked for permission to temporarily park a Visitors RV in the driveway. Request denied.
 5. Attorney Vis will follow up on violation letters sent out.
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6. Resident Request: A resident asked for forgiveness over a fine from over 1 year ago. The Board denied the request.

E. Social Committee Update:

Hot dogs and happy hour have concluded for the season.

1. The social committee thanks all those who came out and participated.
2. The Spooktacular yard décor event is in full swing.
3. The Fall Fest and Trunk or Treat will be held on October 26th from 3-5 pm.

F. Covenant Committee had their initial meeting.

VII. Adjournment 8:44 PM

