

Falling Waters Community Meeting Minutes

I. Meeting Called to order at 6pm

II. Officers Present: Mark Langbehn, Sonia Hedge, Zac Garner, Marianne Moore, Sherri Cullom, Attorney Nathan Vis, and Tina Flemming and Angi Robb from PP NW

III. Approval of Community Meeting minutes from April 29th were approved 5-0.

IV. Special Guest Introductions: Jim Garofalo From Viking was introduced to the community.

V. Old Business:

A. ACC update given by Don Plumb:

1. Don Plumb states that our architectural controls require as-built surveys upon completion of a home. The as-builts should be reviewed by the ACC before the deposits are returned. Don Plumb states that this procedure has not always been followed. The Board will follow up.

2. RP 13 does not appear to be built according to the plan. Trees have been removed that should have stayed while a swale is also missing. Don Plumb is asking the Board to require the mature trees to be replaced by the Builder.



3. The new erosion control was discussed with the builders in Falling waters. This policy is a tool that will ensure the streets remain clear of silt and are swept and kept clean.

B. Maintenance:

1. The Community has two new streetlights online that have never been lit on the north end of the subdivision. Furthermore, 3 additional streetlights have been repaired, and the Board is only waiting for REMC to hook them up. Once done, there will be 5 streetlights working on the north end that have never been online in over 20 years.
2. Five additional lights are budgeted for 2026.
3. Another 2 streetlights have been repaired throughout the subdivision.
4. Three major patches were made for dips in the road.
5. One new speed bump was installed on Bergamo East Lane.
6. Crack sealing was done from the treatment plant north. That is where the roads were finished 5 years ago. The roads on the south end of the subdivision cannot be crack sealed anymore. Those areas will have to be repaved.
7. A playground was put in via joint venture by the FWCD and the FWHOA along with donations by contractors.

C. Gate Update:

1. New gate entry system is enroute and should arrive by Thanksgiving.
2. New License Plate Reader will also be installed. It will have blacklisting abilities.
3. An engineering firm is quoting a plan to reconfigure our front entrance for easier access and more room for vehicles to turn around.

D. Social Committee Update: Given by Marty Doyle

1. From June to October the Social Committee hosted hot dogs and happy hour which was well attended.
2. The Spooktacular Home Decorating contest with 10 participating homes had two winners (754 Ketil and 774 Cirque).
3. Fall Fest had a bounce house, food, games, prizes and candy and was a very successful event.
4. Book Club met over the summer.
5. Upcoming Christmas light parade. Look out for details!

VI. Legal Update:

1. Working on collections
2. Golf policy was enacted due to safety concerns. We have implemented a golf cart registration program. Residents need to have insurance and pay a fee to receive a sticker for the year.

VII. New Business:

A. Reports

1. Financial:

- a. We have switched from Centier to Chase Bank by request by PP NW.
- b. 1st American cashed out a CD that matured. PP NW deposited that into a new CD.

2. Budget:

- a. A 2025 and 2026 budget comparison was presented and is attached.
- b. The Budget was presented and attached.

3. HOA Dues: HOA dues will be payable by January 31st, 2026

VIII. Questions:

1. A resident objected to the landscaped corners being given over to the resident whose property line is adjacent. The HOA attorney approved this decision. The Residents will be able to maintain the corners as they wish. Although permission must be obtained before trees are removed. It was pointed out that it costs \$4,500.00 to mulch the corners.
2. A resident questioned how new homes were factored into the budget.
3. A resident asked if he could landscape around a streetlight in their easement. The Board asked for a landscape plan.

4. Fall leaf removal was discussed. Currently you can drop leaves off at the Boone Grove Recycling Center.
5. Questions were raised about residents who do not pay their bills and recouping that cost.
6. A house was discussed that has been under construction over the one-year allotment. The Board is aware of that matter.
7. A resident asked for an update on a fence request. The Board has approved a fence along the rear property line as long as the fence meets our requirements. There was discussion about trespassers and payment for the fence. The Board is sending the issue over to the safety committee for additional discussion.
8. Jim Garofalo is closing on the lots sold by FWA to Viking Builders in January of 2026.

IX. Adjournment: 7:20pm