

Falling Waters HOA

Falling Waters HOA Monthly Meeting Minutes

- I. Meeting Called to order at 5:00 PM.
- II. Officers Present: Mark Langbehn, Sonia Hedge, Zac Garner and Sherri Cullom along with Attorney Nathan Vis
- III. Meeting minutes from November 11th were approved through email.
There was no December meeting.
- IV. Old Business:
 - A. Streetlight update:
 1. Five Streetlights on the North end were repaired in 2025.
 2. Five remaining streetlights need new ballasts. A motion was made to pay Hyre Electric for the cost of \$3,320.00 to make the 5 ballasts needed. Motion carried 4-0. Power has been run to each pole. Additional labor costs will be incurred to hook up the streetlights.
 3. Verdano and Druim North Streetlight: It will cost \$3,000.00 to repair the light that has been out. Streetlight must be re-wired because it has been cut so many times.
 4. Verdano and Druim South Streetlight: Viking cut the wire for that streetlight and will make necessary repairs to fix it.
 5. Mark Langbehn called 811 to get the electrical locates on their locate map. Attorney Vis suggested putting a disclaimer on our new home applications to notify contractors that they must be aware of the location of our electrical lines for the streetlights. If



they damage the line, they will be liable for it. Also, signage was suggested to be installed where the electrical disconnects are located stating no digging at this location without approval from the HOA.

B. The Safety Committee reviewed the board's recommendation to a resident who has requested a fence to keep out trespassers through his yard from 100 south. The safety committee agrees with the Board's decision to allow the homeowner to install a fence at their expense on their property.

V. New Business:

A. Gate Update:

1. We will be sending emails to residents to verify all gate codes and decal numbers.
2. Vehicle decals are for vehicle use only. Any other use will not be supported by the HOA. Any purchase of a decal or remote is final and cannot be returned. The HOA is not responsible for wear and tear.
3. The eye on the north gate was damaged during the big snowstorm in late November and has been repaired.
4. The gate vendor has ordered new gate sleeves for the lights that are out.

B. Street Parking Policy during snow events:

1. Emails have been sent out, and the covenants state there is no
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street parking when 2" or more snowfall is forecasted. It is difficult for the plows to navigate vehicles in the streets, and the cars will be towed at the owner's expense.

C. Resident complained that the snowplow buried his mailbox. The snowplow company was notified.

D. Complaint that the West Bay Ct. Streetlight is not working. It will be worked on in the spring.

E. A resident with a commercial vehicle was given notice to store it in their garage or off the premises as required in the covenants. PPNW reports it has been taken care of.

F. A police report was made for a visitor car that backed into the south gate reader. It has been turned into insurance.

G. A resident reported having an incident with his neighbor. The Board does not get involved in neighbor-to-neighbor conflicts.

H. 709 Druim home improvement project approved.

I. The Heater unit for the south gatehouse went out. The HOA accepted the low bid of \$2,110.00 and the work has been completed.

J. The new directory entry system was installed. A video was sent out on how to use it.

K. Online HOA payments are now live on the app folio portal.

L. Residents reported a heavy salt spread in the road and on the side of the road on Druim. PPNW cleaned it up.





VI. Reports:

A. Treasurer Report as of November 30th, 2025

1. Cash in operating account \$109,177.354
2. Cash-Security Deposit \$28,900.34
3. Cash/Capital reserve account \$71,716.28
4. Certificate of deposit CD1 \$83,005.52
5. Certificate of deposit CD2 \$81,150.23

Total Cash \$373,949.72

Total Assets \$373,949.72

B. Treasurer Report year ending 2025:

1. Cash in operating account \$80,253.33
2. Cash-Security Deposit \$28,900.85
3. Cash/Capital reserve account \$71,717.56
4. Certificate of deposit CD1 \$83,005.52
5. Certificate of deposit CD2 \$82,438.40

Total Cash \$346,315.66

Total Assets \$346,315.66

C. ACC report:

1. Viking submitted plans for some of their difficult lots to get feedback from the Board. The plans were denied.
 2. Silt fence policy was discussed when builders are not compliant the HOA will notify the builder to give direction or possible fines.
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3. The ACC should be receiving as-builts. The contactor deposits will not be refunded until the as-builts are reviewed.

VII. Legal Update:

A. There are two small claims pending in Porter County for dues owed.

B. Letters will be sent to any member that is 4 months or longer behind in dues.

C. Providence Model Home:

1. The agreement gives the model home 4 years to exist. The 4 years can be interpreted, since it was built which would be this fall.

2. Attorney Vis will send a letter to Providence to set restrictions on unwanted activities on the model home.

D. Election Policy and Process:

1. The voting period will be from 6PM until 8PM.

2. 3-3year terms will be available.

3. A motion was made to accept the policy. Motion Carried 4-1

E. Planter Request: A resident with a pool on a corner lot was notified that the board required landscaping with 50 percent of the landscaping shielding their fence. While their planters are aesthetically pleasing, Falling Waters is a naturalistic subdivision and we encourage them to move in that direction.

VIII. Additional Business from the Board:

A. PPNW will send out emails to inform everyone with golf carts that





they need proof of insurance. PPNW are available every Wednesday
at the south gatehouse.

B. A newsletter was discussed.

C. Mark Langbehn discussed the possibility of a sucker truck picking up
leaves in the fall for \$2,000.00

IX. Adjournment 7:30 PM

