

## 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 and Tina Flemming with PPNW
- III. Meeting minutes from January 13th, 2026 were approved.
- IV. IV. Reports:

a. PPNW Report

- i. PPNW will be sending out election packets through email to the membership.
- ii. PPNW will be ordering golf cart stickers which will be \$50.00 plus proof of insurance.
- iii. A resident will be paying for hitting the gate arm.

b. Financial Report:

- i. Cash in operating account \$235,494.97
- ii. Cash-Security Deposit \$28,901.32
- iii. Cash/Capital reserve account \$71,718.72
- iv. Certificate of deposit CD1 \$83,005.52
- v. Certificate of deposit CD2 \$82,438.40

Total Cash \$501,558.93

Total Assets \$501,558.93

CD1 matures this month still with 1st American and will be reinvested.

c. ACC Report:

- i. The Board is giving a builder 14 days to clean up debris and construction material.

d. Legal Report:

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- i. Collections-2 small claims and one collection letter.
  - ii. Election Process:
    - 1. Three positions are open and only two candidates expressed their intent to run. Nancy Ellis and Shawn Hudecek Submitted for candidacy.
    - 2. There still needs to be an election. A quorum must be met for these two candidates to be elected for a full three-year term each. The Quorum is 51 percent of membership represented by proxy or in person voting and then the candidate must get the majority votes of the quorum. 188 votes meet the quorum, and the candidates must receive 94 votes to win the majority. If the quorum is not met or if either of the two candidates do not receive the majority vote, the present Board will appoint two members that meet the candidate's qualifications to the Board for one year. Consequently, these two positions will be up for election next year. That will constitute the new four-member Board. The remaining position that nobody declared for can be appointed by the new Board to get a 5th member.
    - 3. A motion was made that if the two candidates do not make the quorum or do not receive the majority vote, the current board will appoint them
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to serve on the new board for one-year term.

Motion carried 4-0.

4. Attorney Vis is sending a response to Providence concerning their use of the model home.

V. Adjournment 6:30 PM

