



Falling Waters Executive Board Meeting Minutes

08/17/26 5:00 PM at the Clubhouse

Call to Order: Sherri Cullom at 5:05 PM

Roll Call: Present: Sherri Cullom, Mark Langbhen, Keri Johnson, Marty Doyle, Nancy Ellis, Attorney Nathan Vis and Property Manager, Tina Fleming.

Legal Update: Attorney Nathan Vis

1. New and Old Business: Lawsuit update
 - a. The Board is waiting on a settlement proposal from the Developer that was tentatively agreed upon at the 08/12/26 meeting. If/when we have a resolution, a public meeting will be scheduled.
 - b. After lengthy discussion, consensus was that until there is resolution, a public meeting is not advisable at present with the lawsuit still pending.
 - c. A communication will be sent to all FW homeowners that Attorney Vis will craft.
 - d. Home missing required vegetation and potential solutions discussed.
 - e. Dog Enclosure Policy was drafted and distributed for review/comment.

Nancy Ellis:

New Business:

- 1) July financial reports
 - a) Due to power outages, the financial reports were not available until the afternoon of the meeting. They will be reviewed and discussed within the next few days.
 - b) Delinquency status was discussed and will be reviewed further in the next few weeks.
- 2) Update from Financial Team 07/22/26
 - a) Follow up items from the July Financial Team meeting were discussed and timelines established.
- 3) Reserve Study and October Meeting Reserve Advisor Call
 - a) Due to scheduling difficulties, Shira from Reserve Advisor call into the Board has been postponed until the October FW Executive Board meeting.
- 4) ACC status update
 - a) A new home construction application has been submitted for 753 Ketill Trace which the ACC is reviewing prior to sending it to the Board for final approval.
- 5) Erosion Control Policy
 - a) The October 2025 policy is a joint HOA and Conservancy District that was briefly discussed and determined that it needs revision by Attorney Vis.

Sherri Cullom:

New Business:

- 1) Preliminary results of the homeowner polling
 - a) The sample results were reviewed and overall positive.
- 2) North/South gates update

- a) Discussion surrounding license plate reader monitoring moving forward.
- b) Repair work options at the south gate were discussed.

Old Business:

1) 109th Street construction update

- a) Sherri is meeting with the construction supervisor and will discuss signage. The north gates will remain open until the construction at the south gates is completed.

Mark Langbehn:

New Business:

1) Fall rummage sale

- a. Possible event moving forward. All sales of this kind will possibly fall under the Social Committee. An email will be sent out to gauge interest. No decision was made at this point.

2) Road repairs

- a. Surface coat of 3 areas discussed and possibly slated for 2026 completion.
- b. Crack seal coating will be scheduled later in the year for roads at the north end of the subdivision.
- c. Awaiting quotes on both.

Old Business:

1. Follow up old business

- a. Fine sent to homeowner who left construction debris on the road.
- b. 2026 budget includes funds to donate for community improvement of green spaces. Motion was made for up to a \$5,000.00 to the Conservancy District, all in favor, motion carried.

Keri Johnson:

New Business

1) Social Committee update

- a. Chili Cookoff scheduled for September 20th, Bingo night date TBD, Fall Movie night in October (food may be provided by a food truck), Fall Fest and Monthly card night is being considered at the Clubhouse
- b. A homeowner asked for permission to have a cider and donut event at her home. This is not a social committee event, but it was approved by the Board for the homeowner to sponsor.
- c. The Social Committee is responsible for ensuring that the Clubhouse is left clean after each usage.

Marty Doyle:

1. Safety Committee Update

- a. A meeting will be scheduled for a safety committee.

2. Dinner Club

- a. An event at the WB Steakhouse is being planned possibly for a Wednesday in October. Dates, menu and number of attendees need to be determined. Details will be shared with homeowners once they are available.

PPNW:

New and Old Business

1. Work truck violations, a trailer sitting in front of a home, garbage cans sitting out in front of a homes were all discussed for follow up.
2. A new beautification policy draft distributed for review.

Adjourn Meeting: Sherri made a motion at 7:04 PM, Mark seconded, all in favor, motion carried.