



Falling Waters HOA Minutes of the Executive Meeting held on February 12, 2020

At 5:30 at the home of Craig Paden

Members present: President- Sherri Cullom; Vice-President Mark Langbehn; Treasurer- Craig Paden; Secretary- Deb Mann and Attorney Ted Fitzgerald. Member Absent: Rhonda Ables

1. Approve Minutes of last meeting.

Motion Made to Except Vote taken, Seconded and approved

2. Legal Report – attorney present – no report

3. ACC Report

- a. Resident requested tree removal – approved with discussion with homeowner having work done prior to approval.
- b. Received prints and site plan for Lot 234 on 2-12-2020 (No Vote)

4. Old Business

- a. Gate Report – working with engineering firm for recommendations
- b. Landscaping report

Board reviewed two landscaping proposals: third proposal due on 2/14/2020. No action required

6. New Business-Resident Fines, Correspondence

- a. Four letters sent out for collection of delinquent membership dues
- b. One letter sent out for covenant violation
- c. Board review letter from homeowner pertaining allege violation dispute.
- d. Discussion, parking on roads when 2” or more snow is forecasted
- e. Model home approval
- f. Board members responsibilities
- g. Email discussion

7. Treasurer Report – Discussion on,

- a. Snowplowing cost
- b. FWHOA Membership Balances, Policy Fines & Construction Deposit
- c. Legal cost
- d. FWHOA Treasurer's Report 2/11/2020

Complete treasurer report review with membership at March 25, 2020 Annual Meeting.



A motion was made to send a certified letter to a resident stating that if his fine is not paid by March 15th, 2020, a \$10.00 per day fine will be enforced, until the fine is paid in full. Motion seconded-vote taken all in favor-none opposed, motion carried.

Craig Paden submitted his letter of nomination for one of the open positions.

Sherri made a motion to adjourn at 9:00 Mark seconded; vote taken-all in favor, motion carried.

Next Meeting: March 23, 2020

FWHOA Treasurers Report 2-11-2020

General Account Total income received YTD 2/11/20:	\$11,477.00
Total General Account expenses YTD 2/11/2020:	\$10,806.03
2020 General Account Income less Expense:	\$670.90
Road Provision fund balance	\$70,000.00
Construction deposits (included with checkbook balance)	\$8,000.00
Operating fund balance	\$90,396.02
Budget reserve fund balance	\$40,000.00
Total outstanding 2020 HOA invoice balance	\$32,124.42
FWHOA Special Events income received YTD 2/11/20	\$0.00
FWHOA Special Events expenses YTD 2/11/20	\$0.00
FWHOA Special Events Account Income less Expense:	\$0.00
FWHOA Special Events Checking balance 1/14/20	\$260.83
General Account and Special Events combined balance	\$218,656.85