



Falling Waters HOA Minutes of the Executive Meeting held on April 22, 2020

At 5:30 on Skype due to the Social Distancing Mandate.

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

1. Approve Minutes of last meeting. There was no meeting in the Month of March due to the Corona Virus, as well as no Semi-Annual Meeting for the community, therefore there were no minutes.
2. **Election Results and positions:** There were 2 positions up for election this year, Craig Paden's, and Sherri Cullom's. They were the only responders to the nominating process, so therefore they both remain on the Board. Deb made a motion to accept the current positions now held by all the board members, Craig seconded; vote taken-all in favor, none opposed-motion carried.
3. **ACC Report:** Mark reported that the house plans for lot 234 were accepted and made a new requirement for all homes on the lake to have silt fence barriers, not the sock like so widely used. The homeowner is requesting an in-ground pool but has been asked to obtain a surveyor or engineering firm to verify the easement requirements before permission is granted.
 - Waiting for Luxor Homes to submit plans for a home on lot 80. It is believed to be a spec home, landscape plan to be included.
 - Waiting for plans to be submitted for lot 5 which has been surveyed.
 - Lot 115 landscape plans were approved
 - Spoke with another homeowner starting a project without approval. Resident submitted his plan and it was approved.
 - Lot 26 submitted plans for work on a deck, approved.
 - Reported that Ellis Electric will repair the light at Bergamo Lane and Bergamo Ct. on Thursday, 4/23/20
 - Mark made a motion to hire Jeremy Dunn to do maintenance on the corners mowing and trimming every 2 weeks, Deb seconded-vote taken, all in favor, none opposed-motion carried.
 - Bob Jones is waiting for cement to warm up a little before installing speed bumps.
 - Reed's Nursery will start on the new landscaping project in about 2 weeks, waiting for everything to come in to be able to complete all at once.
 - .May 1, Indiana American Water will turn water back on at the gatehouse so Tom Holley can get the waterfall back in operation. To install some PVC for future electronic use.
 - Mark will take care of the sign at Cambe Ct. and Bergamo Lane East that has fallen down the pole.
 - Mark will get price for freshening up the mulch on the corners as well as weed control.



6. New Business-

- Five letters were sent out for violation of covenants in April.
- Discussion on quotes received for a new gate system, as well as new camera system and a reader to allow residents with stickers like the LOFS System.
- Mark and Rhonda will obtain more quotes for review.
- Reviewed and discussed the proposal submitted by Walsh & Kelly for repairing and repaving a few of the streets that are in terrible shape.
- Sherri mentioned obtaining financing for the big projects like the road repair.
- Mark will make a list of the infrastructure items that need to be addressed to discuss with the developer.
- Ted and Mark will try to get a meeting with the developer on several items,
- Ted will try to reach Dave Woodward on the status of Covenant changes for the Cottage homes, were they ever recorded?
- Craig and Ted will work together to revise the Fine & Fee Schedule.
- Craig inquired about the Variance Procedure status.
- Craig will make an outline and write out all information regarding the gates to redistribute the workload to Rhonda.
- Ask Rhonda to be the Public Relations Person for the neighborhood, to promote the subdivision.
- Craig will continue to invoice lot owner for nonpayment as well as fines owed each month, and contact Brian Less for possible lien on property.

Next Meeting: May 13, 2020

FWHOAs Treasurers Report 4-14-2020

General Account Total income received YTD	\$16,097.00
Total General Account expenses YTD :	\$37430.28
2020 General Account Income less Expense:	\$(21,333.28)
Road Provision fund balance	\$70,000.00
Construction deposits (included with checkbook balance)	\$9,000.00
Operating fund balance	\$67,391.77
Budget reserve fund balance	\$40,000.00
Total outstanding 2020 HOA invoice balance	\$29,988.42
FWHOAs Special Events Checking balance 1/14/20	\$260.83
General Account and Special Events combined balance	\$196,652.60