



Falling Waters HOA Special Meeting Minutes held on June 17, 2020

At 6:00 at the Cross of Christ Lutheran Church

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

Sherri called the meeting to order at 6:00 p.m. and gave an overview of “Why we are here” along with slide presentation provided by Mark Langbehn. The purpose and hope of this meeting is to bring our development up to the standard of other gated communities which seem to be flourishing, while we are rather stagnant. This effort is intended to finish and upgrade our neighborhood.

Sherri explained the last Covenant Change was in May of 2014. The former process needed to change the Covenants was quite involved and we needed 67% of the community vote to pass them. At that time we had a bankrupt developer who had not votes at all. The procedure this time is quite different since we do have a developer and the fact that he has enough votes to pass these covenants whether we agree or not. The community was assured that we all met with the developers on two different occasions to make the changes and had all come to agreement. These changes were sent to the community ahead of the meeting for their review. Mark re-instated the purpose for these changes is to improve the value of all of our properties.

Ted Fitzgerald then explained each covenant change proposed, and he mentioned that 95% of the changes that were made will not affect the residents.

Questions from the audience were addressed.

Mark continued with the power point presentation for the next portion of the meeting, regarding upgrades and the costs required. The first issue is completing the roads. There are a few roads that are not finished, and the binder coat on some is in desperate shape. The cost of this project is approximately \$135,000.00 and Curb damage repair is approximate \$14,000.00 .

To upgrade the gate system the cost is approximately \$60,000.00. Moving the gates in 100 feet would allow the proper stacking of vehicles, etc. new camera equipment and readers for stickers of residents etc.

The third wish list item would be to upgrade the stop signs to a more decorative one, like what is in Crown Point. This cost is approximately 15,000.00

Total amount of upgrades is approximately \$230,000.00

Developer is working with us on these costs.

They will be paying 67,500 or half of the road finishing.

They will also donate to the HOA lots #1 and lot #78 (at a cost to them of \$80,000.) to bring the gates in farther. Developer will also share in the cost of the ornamental stop signs as well as install them at no cost to us.

The developer has also offered to dredge the lake on Ketil Trace at his cost of around \$60,000. The lake will enhance the lots in that area, as well as stocking the lakes to benefit the entire community, not just the people who live on that lake.



Mark stated the cost to do all these projects exceeds our current budget, so we will need to obtain a loan for 5 years, to help complete the projects.

Mark pointed out that just to finish the roads we would need to increase the dues by \$100.00 To finish the remaining projects, we would need to increase dues to also reflect the cost of the loan (80,000.) to be approximately 18000.00 per year and take advantage of the developers help in all these projects. The roads will only get worse and if we wait 2-3 years, the price we have would probably double. Mark also pointed out more funds are needed to simply maintain the subdivision, mowing, weeding, etc., which has been done in the past by volunteers. We need to have this work done in a timely manner and must pay to have it done now. He also mentioned with the current dues of \$800.00-we only get to use \$560.00 of that for expenses since our garbage service is \$240.00 per year per household.

The proposed 2020-2021 Budget to include all we have listed within the next 12-18 months we are looking at raising the dues to \$1025.00 per year to bring our community up to a standard that will sell more lots and build more revenue. The Board will vote at a later date on the exact amount.

Questions from the audience after the presentation were addressed.

FWHOA Treasurers Report 6-17-2020

General Account Total income received YTD	\$23,370.79
Total General Account expenses YTD	\$70,830.76
2020 General Account Income less Expense:	(\$47,459.97)
FWHOA Special Events income received	\$0.00
FWHOA Special Events expenses	\$0.00
FWHOA Special Events Account Income less Expense:	\$0.00
Total outstanding 2020 HOA invoice balance	\$22,368.42
Operating fund balance	\$53,265.08
Budget reserve fund balance	\$40,000.00
Road fund balance	\$70,000.00
Construction deposits	\$7,000.00
Special events fund balance	\$260.83
Total Falling Waters HOA, Inc. funds balance	\$170,525.91