



FWHO A Executive Meeting at the home of Deb Mann at 5:30, January 13, 2021

Members present -Sherri Cullom-President, Mark Langbehn-Vice President, Craig Paden-Treasurer, Ted Fitzgerald-Attorney and Deb Mann-Secretary, and Gate Coordinator-Shawn Hudecek

Sherri called the meeting to order at 5:30.

Old Business:

Must meet with the Developers one more time for solid clarification of the revisions to the Covenants.

New Business:

- Shawn made an outline for all of us showing the procedures for new members coming into the subdivision.
- We also discussed how codes for school buses or decals-need more clarifications from S & K. Mark will invite them to the next Executive Meeting.
- Shawn will be the contact person for Kevin at S & K.
- Shawn also mentioned that the internet is incredibly slow at the computer in the gatehouse. We may have to upgrade the internet as well as have heat on in the gatehouse.
- Discussed having the gates open on Saturday and Sunday afternoons from 1-4 to accommodate the developers and realtors to meet with potential buyers.
- Ted will contact the developers for a meeting before signing the Covenant Revisions.
- Jason Spasof will have to get in writing from the utility companies, proof of the vacated easements on the two lots being made into one, before getting submitted plans for building.
- Luxor builders submitted plans for a new home, Sherri will contact for colors, and informing him of an adjustment to be made for him to get approval on the front brick.
- Sherri will investigate Insurance quotes for next year.
- Mark will inquire of Nathan Vis, if he will handle liens for us, since Brian Less is no longer doing this.
- Craig will e-mail Nathan all information he may need if he agrees.

Falling Waters HOA Board Members

President
Sherri Cullom
SherriCullom@gmail.com

Vice President
Mark Langbehn
marklangbehn@yahoo.com

Secretary
Deb Mann
rfdlMann@Comcast.net

Treasurer
Craig Paden
CraigPaden@Comcast.net



- Craig reviewed the contract billing from S & K. Securities-hence the invitation to the next meeting.
- Craig reviewed the Budget for 2021
- Craig will pursue legal collection of delinquent members.

Sherri moved to adjourn the meeting at 8:30 Deb seconded vote taken all in favor, none opposed. Meeting adjourned.

FWHOA Treasurers Report 1-13-2021

General Account Total income received YTD	\$8,813.78
General Account expenses YTD	\$7,729.52
General Account Income less Expense YTD	\$1084.26
FWHOA Special Events income received YTD	\$ 0.00
FWHOA Special Events expenses YTD	\$ 0.00
FWHOA Special Events Account Income less Expense:	\$ 0.00
Total outstanding HOA invoice balance	\$47,652.08
Operating fund balance	\$103,382.43
Budget reserve fund balance	\$30,000.00
Road provision fund balance	\$45,000.00
Construction deposits balance	\$ 7,000.00
Special events fund balance	\$ 477.32
Total Falling Waters HOA, Inc. funds balance	\$185,859.75
Centier Bank 7/1/2025 maturity date on Loan Balance:	\$71,202.44

Falling Waters HOA Board Members

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Sherri Cullom
SherriCullom@gmail.com

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