



FWHOA Executive Meeting at the home of Craig Paden at 5:30, February 10, 2021

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

Sherri called the meeting to order at 5:30.

Mark a motion to accept the minutes of the January 13, 2021 meeting; Deb seconded vote taken, all in favor none opposed, motion carried.

Old Business:

Kevin from S & K Security phoned into our meeting to clear a few things up for us and answer some questions, regarding school buses, mail delivery it was suggested to give the Post office a pin number to be in effect only from 9-5 each day. The school buses get in at 5:45 so that should not be a problem for them. Other bus pick ups can be given a sticker. Craig questioned the three invoices received from S & K- and Kevin explained each one. Mark made a motion to pay the invoices, Sherri seconded-vote taken, all in favor-none opposed, motion carried. Mark proposed that we only issue stickers/barcodes for residents or family members who have a vehicle registered to, and actually living in an address in Falling Waters.

Covenant review meeting was held with the developers to clear up a few more things on our list of concerns. It was decided that any home to be constructed on two or more lots would meet a specific square footage requirement. That requirement was determined to and agreed upon, for a ranch style home would be at least 2500 square feet, and a two-story home would be required to have at least 3200 square feet. Still waiting for the final Covenant required signature page to be produced, for all contract requirements to be fulfilled.

Dave Austgen has been in contact with Sherri regarding samples of stops signs for the neighborhood.

New Business:

A resident attending a small portion of our meeting to object to a warning letter received regarding a family member riding a motorized vehicle on the streets the individual does not have a driver's license, nor was an adult accompanying the person. Ted Fitzgerald explained that it was strictly a liability issue And if there were an accident or damage done to any property-the whole community would suffer should a lawsuit be filed for negligence-since we do in fact have a policy regarding this. The resident was not happy with our stand on this issue and left the meeting.

It was brought to our attention that a resident in Falling Waters is operating a full -blown business or two within their home. It was advertised on Facebook, the home, including the business together. This is in violations of the covenants and Ted Fitzgerald will draft a letter that the operation of the business will not be permitted, and the new buyers will not be permitted to continue the business in the home.

Craig filed the tax return for the community-no tax due.

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



Sherri made a motion to approve the building plans for a resident who is building on 2 lots. There was a question regarding easements, which was rectified by a statement proclaiming that the county has approved the combination of the two lots and that the HOA will have no obligation should any issues arise. We will get a signed document releasing us from any liability.

Mark suggested we investigate the possibility for permanent (pavement) speed bumps in the community. The cost of purchasing them and having installed each year is getting quite costly. Mark will look into this.

Mark gave a report from the ACC :

There are 4 new projects approved by the board, but no start dates have been confirmed.

9 homes are either under construction or waiting on ACC/Board approval.

1 Cottage home is under construction.

D & K Electric has been hired to work on streetlights that are malfunctioning: replace the photocell on streetlight on Levanno Dr. that is staying on all the time. Completed installing new LED Light on streetlight on Morena Terrace that was dimly lit. Waiting on a part. Streetlight on the corner of Druim and Verdano Terrace has no power, more than likely breaker is tripped, snow is preventing from finding breaker.

Hammond Fence is waiting on weather to improve to complete fencing project at the South Gate.

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

FWHOA Treasurers Report 9-15-2020

General Account Total income received YTD	\$39,998.03
General Account expenses YTD	\$14,067.81
General Account Income less Expense YTD	\$ 69.78
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	\$42,442.62
Operating fund balance	\$102,228.39
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	\$184,705.71
Centier Bank 7/1/2025 maturity date on loan balance	\$ 71,202.44

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
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