



FWHO A Executive Meeting at the Cross of Christ Church prior to the Community Meeting, March 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 5:00.

**Old Business:**

Ted will draft a follow up letter to resident regarding the business in the home and ask for response.

Ted will contact the Developers regarding the combination of lots being in conflict to our Covenants.

Mark informed us that the Electrician is still searching for parts for the streetlights for repair.

Mark gave an update on the speed bump costs, still waiting for another quote.

**New Business:**

Mark made a motion to accept the minutes of the February Meeting as written, Sherri seconded-vote taken all in favor none opposed-motion carried.

Mark informed us that Hammond Fencing should be out very soon to install the fence at the South gate.

Mark discussed mowing/landscape estimates for 2021-and the possibility of removing grasses and mulch from a corner and replacing it with grass/sod. Will wait for quote to complete this and inform resident of their obligation to maintain it.

Craig stated that the Developer is violating Covenant Article XIII, Section 1, E, g when he changes boundaries of residences to combine two lots into one. Craig made a motion for Ted to prepare a letter to both the developer and the county that

Falling Waters HOA Board Members

**President**  
**Sherri Cullom**  
[SherriCullom@gmail.com](mailto:SherriCullom@gmail.com)

**Vice President**  
**Mark Langbehn**  
[marklangbehn@yahoo.com](mailto:marklangbehn@yahoo.com)

**Secretary**  
**Deb Mann**  
[rfdlMann@Comcast.net](mailto:rfdlMann@Comcast.net)

**Treasurer**  
**Craig Paden**  
[CraigPaden@Comcast.net](mailto:CraigPaden@Comcast.net)



in the future a 2/3 membership majority must be obtained prior to combining lots. There was no second to the motion from another board member.

We approved landscape plans submitted by a resident.

We also approved the plans for upcoming construction regarding a pool and backyard landscaping.

Deb brought up the subject of the trees cut down for construction just laying along side the construction site, Mark will remind all the builders that this is their responsibility to remove all the trees/debris around the worksite.

Deb will send out letters to community regarding one sign violation and a commercial vehicle violation.

Sherri moved to adjourn the meeting at 5:45, Deb seconded vote taken all in favor, none opposed. Meeting adjourned.

#### FWHOA Treasurers Report 3-10-2021

General Account Total income received YTD	\$17,616.93
General Account expenses YTD	\$26,575.90
General Account Income less Expense YTD	<b>\$-8,958.07</b>
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	\$42,945.21
Operating fund balance	\$92,339.20
Budget reserve fund balance	\$30,000.00
Road provision fund balance	\$45,000.00

#### Falling Waters HOA Board Members

<b>President</b> <b>Sherri Cullom</b> <a href="mailto:SherriCullom@gmail.com">SherriCullom@gmail.com</a>	<b>Vice President</b> Mark Langbehn <a href="mailto:marklangbehn@yahoo.com">marklangbehn@yahoo.com</a>	<b>Secretary</b> <b>Deb Mann</b> <a href="mailto:rfdlMann@Comcast.net">rfdlMann@Comcast.net</a>	<b>Treasurer</b> <b>Craig Paden</b> <a href="mailto:CraigPaden@Comcast.net">CraigPaden@Comcast.net</a>
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Construction deposits balance	\$ 8,000.00
Special events fund balance	\$ 477.32
<b>Total Falling Waters HOA, Inc. funds balance</b>	<b>\$175,816.52</b>
<b>Centier Bank 7/1/2025 maturity date on Loan Balance:</b>	<b>\$71,202.44</b>

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