



FWHO A Executive Meeting at the home of Sherri Cullom at 4:30

July 7, 2021

Members present -Sherri Cullom-President, Mark Langbehn-Vice President, John Konrady-Assistant Vice President, Craig Paden-Treasurer, Deb Mann-Secretary and Nathan Vis, Attorney

Sherri called the meeting to order at 4:30

Old Business:

Deb made a motion to accept the June Minutes as written, Sherri seconded-vote taken, all in favor none opposed-motion carried.

Mark made a motion to accept the changes made to the Site Plan Checklist A with the items listed-Craig seconded-vote taken all in favor, none opposed-motion carried.

Craig issued a letter for approval on Landscape Maintenance by many lot owners in non-compliance of the Grass Cutting Policy. All agreed letters will be mailed.

Sherri will get the renewal of Business Entity Report completed.

Mark will contact a builder of a timeline for finishing a home. A date of November first was considered as a deadline, with daily fines if not completed.

New Business:

We welcomed John Konrady to the Board as Assistant Vice-President.

Continued the discussion on possibly obtaining a Property Management Company to help with several tasks. John has volunteered to investigate options for us for the future.

Falling Waters HOA Board Members

President Sherri Cullom SherriCullom@gmail.com	Vice President Mark Langbehn marklangbehn@yahoo.com	Asst. Vice-President John S. Konrady jskonrady@gmail.com	Secretary Deb Mann rfdlMann@Comcast.net	Treasurer Craig Paden CraigPaden@Comcast.net
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Nathan will write a formal policy for traffic violations within the development, in accordance with the State of Indiana.

Nathan will contact a new residents request for a contact other than themselves in all matters regarding the HOA.

Craig will provide Nathan with information needed for further action on delinquent accounts.

Craig will submit a roster of Falling Waters Residents to a neighbor who has requested it.

Craig gave Financial Report.

Deb will issue fine letters for covenant violations.

Discussion with our Security Company for additional cameras at the North Gate. Also discussed was a possible app. for people to be able to see when someone calls them from the front gate. This app would be totally funded by any resident who wants it. Further information to follow.

Discussed an option to have a camera installed to be able to monitor the stop signs in the development.

Sherry made a motion to adjourn at 9:30, Deb seconded-vote taken all in favor, none opposed-motion carried.

FWHOA Treasurers Report -7-07-2021

General Account Total income received YTD	\$54,445.38
General Account expenses YTD	\$76,073.08
General Account Income less Expense YTD	\$(21,627.70)
FWHOA Special Events income received YTD	\$ 750.00
FWHOA Special Events expenses YTD	\$ 0.00
FWHOA Special Events Account Income less Expense:	\$ 750.00
Total outstanding HOA invoice balance	\$16,867.17

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Falling Waters

102 Levanno Drive Crown Point, IN 46307 | www.FallingWatersHOA.com | INFO@FallingWatersHOA.com

Operating fund balance	\$74,934.54
Budget reserve fund balance	\$30,000.00
Road provision fund balance	\$45,000.00
Construction deposits balance	\$13,000.00
Special events fund balance	\$ 1,227.32

Total Falling Waters HOA, Inc. funds balance **\$164,161.86**

Centier Bank 7/1/2025 maturity date on Loan Balance: \$63,017.52

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