



FWHOA Executive Meeting at the home of Deb Mann at 4:00

August 11, 2021

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

Sherri called the meeting to order at 4:00

Old Business:

Mark made a motion to accept the minutes as written for the July 7, 2021 Meeting
Craig seconded-vote taken, all approve none opposed-motion carried.

Sherri made a motion to accept the revised Grass Cutting Policy, John seconded,
vote taken all in favor, none opposed motion carried. Mark will find a contractor to
mow the lots not complying within 10 days after the initial letter. We will then
issue a letter to the owners of the lots with their costs due.

Nathan updated us on Collection status of delinquent dues and fines.

Nathan will revise Grievance Policy and statement, and it will be added to all fine
letters.

The Board approved Nathan's submitted Policies for Traffic Violations, and
Citation Notification to be posted on the website. He will re-word the Policy
regarding the adoption of the Indiana Code 9-21-8 et.seq., by the Indiana Bureau of
Motor Vehicles, governing the proper and safe usage of vehicles on public
roadways, to read "Roadway Usage".

Discussion regarding the status of the Covert Revision signatures needed. It was
decided that each Board Member will contact 4 people who have not yet signed,
and we should then have enough to get them passed.

Falling Waters HOA Board Members

President Sherri Cullom SherriCullom@gmail.com	Vice President Mark Langbehn marklangbehn@yahoo.com	Asst. Vice President John Konrady jskonrady@gmail.com	Secretary Deb Mann rfdlMann@Comcast.net	Treasurer Craig Paden CraigPaden@Comcast.net
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Discussion was had regarding the installation of the new Stop Signs, and the Utility Inspection fee associated for each one. Craig asked Dave Woodward if they would split the cost of this with the HOA, Dave will take it to the other partners and will let us know.

New Business:

Discussion was had regarding the 24/7 closing of the gates. Mark will contact the Bus Yard for issuing decals for entry, and Sherri will contact the Post Office for their cooperation.

Sherri provided a sample of a sign to be installed at the gate for information on operating the control panel for entry to the neighborhood. Will get a price for approval.

John will submit for 2022, a proposal for the costs regarding the North gate security system, internet, cameras, etc.

Mark & Dave Woodward will work on a Site-Plan checklist for the Cottage Homes.

Mark will get 2022 snowplow bids.

The Developer is continuing to work on the landscape clean-up on construction lots.

John has agreed to write a Welcome Letter/Packet for New Residents to include our General Policies.

We are working on developing committees within the neighborhood for various items, like Welcoming & Hospitality, Beautification/Garden Club, Safety/Security and Architectural Control Committee.

John made a nomination to appoint Kayla Vasilko to Editor of the Newsletter, Mark seconded, vote taken- all in favor, none opposed- motion carried.

We asked Nathan for advice regarding standards for the Architectural Controls. Nathan will advise us on what authority we may have in the approval of a plan, to retain the overall harmonious aesthetics of the Development.

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Craig presented the financial reports and issued a preliminary budget for 2022.

FWHOA Treasurers Report -8-10-2021

General Account Total income received YTD	\$64,974.79
General Account expenses YTD	\$81,753.13
General Account Income less Expense YTD	\$(16,778.34)
FWHOA Special Events income received YTD	\$ 1,550.00
FWHOA Special Events expenses YTD	\$ 263.00
FWHOA Special Events Account Income less Expense:	\$ 1,287.00
Total outstanding HOA invoice balance	\$ 8,758.87
Operating fund balance	\$78,519.83
Budget reserve fund balance	\$30,000.00
Road provision fund balance	\$45,000.00
Construction deposits balance	\$14,000.00
Special events fund balance	\$ 1,764.32
Total Falling Waters HOA, Inc. funds balance	\$169,284.15
Centier Bank 7/1/2025 maturity date on Loan Balance:	\$63,017.52

Sherri made a motion to adjourn at 9:00 Deb seconded; vote taken all in favor none opposed motion carried.

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