



FWHOA Executive Meeting at the home of Mark Langbehn at 4:00

September 8, 2021

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

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 Sherri seconded-vote taken, all approve none opposed-motion carried.

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.

Reviewed the status of the Covert Revision signatures needed. Making progress, but still need more signatures. Names were given to each board member to follow-up with.

Discussion was had regarding the installation of the new Stop Signs, and the Utility Inspection fee associated for each one. Dave Austgen made the commitment to do the installation in another way, not requiring Utility Inspection.

**New Business:**

Nathan will contact Mr. Reynolds, from Porter County Police Dept. for prospects of patrolling the neighborhood.

Nathan reported on status of legal matters concerning certain residents.

# Falling Waters

102 Levanno Drive Crown Point, IN 46307 | [www.FallingWatersHOA.com](http://www.FallingWatersHOA.com) | [INFO@FallingWatersHOA.com](mailto:INFO@FallingWatersHOA.com)

Nathan will establish a ‘Noise Policy’ for review and vote on next month, as well as a new Policy for Non-Sufficient Funds, and tweak our current Polices on Grass Cutting, and Trash/Recycle Bins.

Kayla Vasilko attended the meeting for a short time to give us an idea of her thoughts on the new Falling Waters Newsletter. She is working on getting something out very soon. John is working with her on this topic.

John presented a proposal #4804 for work on the North Gates to include-Replacing current batteries, adjusting gates opening/closing times, and a battery backup in the event of power failure the cost being \$761.50, Mark made a motion to accept the bid, Craig seconded; vote taken four (4) in favor one (1) abstained-motion passed

John also presented a quote #4676 to include a new barcode reader and access controller for the North Gate along with the Maintenance Contract this entrance will be strictly for Residents only, if you do not have a barcode, you must enter from 100 S.-the south Gate. The price of this equipment is \$9380.00-with half up front and half to be paid over a 36-month period with no interest. Mark made a motion to accept the bid, Sherri seconded; vote taken (4) four in favor, one (1) abstained, motion passed.

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

John has taken First American Management Company on a tour of the neighborhood. He will set up a meeting with the rest of the board to discuss the services they offer and price. We will also meet with a few residents of other developments who currently have their services for their opinion.

Providence Builders attended the meeting with updated house plans to meet our square footage requirements. We discussed other requirements, which they are willing to perform. Mark made a motion to accept Providence homes as builders once a written document is received, committing to all items discussed, Deb

## Falling Waters HOA Board Members

**President**  
Sherri Cullom

**Vice President**  
Mark Langbehn

**Assist. Vice-President**  
John Konrady

**Secretary**  
Deb Mann

**Treasurer**  
Craig Paden

[SherriCullom@gmail.com](mailto:SherriCullom@gmail.com)

[marklangbehn@yahoo.com](mailto:marklangbehn@yahoo.com)

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[CraigPaden@Comcast.net](mailto:CraigPaden@Comcast.net)



seconded; vote taken, all in favor, none opposed-motion carried. Sherri will contact Mr. Doug Ehens, Vice President of Land Development of Providence Homes for this written document.

Mark reported that there are 8 (eight) homes and 5 (five) cottage homes currently under construction. There are 4 (four) more homes to be started in 2021, and 3 (three) in the planning stages.

Mark made a motion to rescind a fee given to a new resident, under ownership questions, Sherri seconded; vote taken- Four (4) in favor one (1) against, motion carried. There will be a credit for the fine on their 2022 Dues Invoice.

Mark is getting quotes for the Snowplowing Contract, and call will Crack Sealing Company, as well as giving the painter for speed bumps our approval.

Mark made a motion to increase the fee for Contractors Security Deposit from \$1,000.00 to \$1,200.00. 1,000.00 will be refunded, when all conditions are met, the extra \$200.00 for administration costs.

Craig made a motion to make the semi-annual interest payment of the loan \$11,000.00 instead of the required \$9150.00, in order to lower the interest paid and pay it off faster, Deb seconded-vote taken-two (2) in favor, three (3) opposed-motion failed.

Deb made a motion to lower the amount requested to \$10,000.00 instead of \$11,000.00, still paying more but retaining monies for other projects, Sherri seconded; vote taken 4 (four) in favor, one (1) against motion carried

Craig presented a preliminary Budget for 2022 and asked every Board Member to review each designated field for input in distribution of funds.

Craig then gave a current Financial Report.

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FWHOA Treasurers Report -9-7-2021

General Account Total income received YTD	\$70,526.03
General Account expenses YTD	\$85,891.85
General Account Income less Expense YTD	<b>\$(15,365.82)</b>
FWHOA Special Events income received YTD	\$ 4,043.51
FWHOA Special Events expenses YTD	\$ 1,317.34
FWHOA Special Events Account Income less Expense:	\$ 2,726.17
Total outstanding HOA invoice balance	\$ 9,623.87
Operating fund balance	\$75,932.35
Budget reserve fund balance	\$30,000.00
Road provision fund balance	\$45,000.00
Construction deposits balance	\$18,000.00
Special events fund balance	\$ 3,203 49
<b>Total Falling Waters HOA, Inc. funds balance</b>	<b>\$172,135.84</b>

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

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

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