



FWHO A Executive Meeting at the home of John Konrady at 4:00

October 13, 2021

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

Sherri called the meeting to order at 4:00

Old Business:

Mark made a motion to accept the minutes as written for the Sept.8, 2021, Meeting Sherri seconded-vote taken, all approve none opposed-motion carried.

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

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

Nathan reported he has heard nothing from his attempts to get a response from the Porter County Police Dept, regarding a patrol of the neighborhood.

New Business:

Mark reported that there are 16 (sixteen) new homes under construction, and 3 (three) homes waiting for Board approval to be started soon. There were 6 (six) projects approved by the Board, including 4 (four) inground pools, one new deck, and tree removal on a lot.

Mark made a motion to accept the building plans for the homes on lots 237, 245, and 59- Sherri seconded; vote taken, all in favor none opposed-motion carried.

Falling Waters HOA Board Members

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Vice President
Mark Langbehn

Assist. Vice-President
John Konrady

Secretary
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Mark made a motion to accept plans submitted for a resident's new deck, Deb seconded; vote taken, all in favor, none opposed-motion carried.

Deb made a motion to accept the "Roadway Usage Policy" developed by Nathan, Mark seconded; vote taken all in favor-none opposed- motion carried.

Mark made a motion to accept the "Non-Sufficient Funds Policy" that Nathan drafted, Sherri seconded; vote taken all in favor none opposed- motion carried.

Deb made a motion to accept amended Grievance Policy language to include cost of mediation should it occur. Mark seconded; vote taken, all in favor, none opposed-motion carried.

Sherri made a motion to accept the "Infraction Notification Form" (regarding the Grievance Policy) Craig seconded; vote taken all in favor, none opposed-motion carried.

Deb made a motion to accept the new Noise Ordinance Policy developed by Nathan, John seconded; vote taken, all in favor none opposed-motion carried. This policy will be mentioned on the Site-Plan checklist for all contractors to be aware of.

Mark will get Nathan the name of the construction firm for a letter to be sent regarding the matter.

Nathan will take care of a few matters of fines and delinquent dues.

Current "Sign Policy" was discussed. It will remain as is, stating that signs are permitted by builders at the stated diameter in the covenants.

There are to be no signs, including advertising upcoming events by residents.

John will contact Porter Township Fire Dept. regarding a reflective address sign on Division Rd at our North Gate Entrance.

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Mark presented 2 (two) proposals for the 2020-2022 Snowplow Season. The board discussed both services. Deb made a motion to accept Adam Parsons/Ryan Dula’s quote contingent on revised rates, Mark seconded; vote taken, all I favor, none opposed-motion carried.

The board is still discussing First American Management proposal, we are waiting for verification of a section of Services included.

Craig presented the 2022 Budget. Board discussed a few changes, for better anticipation of costs in a few areas. Deb made a motion to accept the budget, with revisions to said categories, John seconded; vote taken, all in favor none opposed motion carried.

FWHOA Treasurers Report -10-13-2021

General Account Total income received YTD	\$75,370.97
General Account expenses YTD	\$105,915.99
General Account Income less Expense YTD	\$(30,545.02)
FWHOA Special Events income received YTD	\$ 11,460.99
FWHOA Special Events expenses YTD	\$ 5,810.24
FWHOA Special Events Account Income less Expense:	\$ 5,650.75
Total outstanding HOA invoice balance	\$ 6,368.90
Operating fund balance	\$59,753.15
Budget reserve fund balance	\$30,000.00
Road provision fund balance	\$45,000.00
Construction deposits balance	\$19,000.00

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Falling Waters

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

Special events fund balance \$ 6,128 07

Total Falling Waters HOA, Inc. funds balance \$159,881.22

Centier Bank 7/1/2025 maturity date on Loan Balance: \$53,017.00
.52

Deb made a motion to adjourn at 8:20 Craig seconded; vote taken all in favor none opposed motion carried.

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