

FWHOA Membership Meeting November 10, 2021

at the Cross of Christ Church 6:00 p.m.

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 6:00 PM

**Old Business:**

Mark made a motion to accept the Minutes of the Membership Meeting on March 10, 2021, Craig seconded, vote taken- all in favor none opposed, motion carried.

**Developers Report:**

Dave Woodward explained a Resolution to be passed between the HOA Board and the Developers to sell more lots. Citing the builders were being hindered by certain polices of the Board. He listed most of the Resolution issues and through a meeting on Tuesday November 9, 2021, and up to 5 minutes before this meeting, most issues were addressed and resolved and that there is currently a verbal agreement to the terms but will obtain a written agreement very soon. The Resolutions will be given to all residents He then claimed his commitment to the community even after all the lots were sold, mentioning that his parents currently live here, and a niece will have a home here soon. Upon requesting comments from the audience, a resident commented that the developers were not the only ones who have extended time and effort in the community, he gave many examples of how the HOA and the Architectural Control Committee have worked together to better this community. Dave Woodward then gave his examples of the Developers contribution, citing the North Gates, with a cost of \$200,000 and contributed \$100,000 for the finishing the roads, \$80,000 finishing the electrical work at the north end, and \$100,000 for work on the Pond at the north end. He did also



comment that he was grateful for the efforts of both committees and acknowledged the effort on all parts to continue to enhance the neighborhood.

Another resident inquired about the gate hours of operation. Dave said this would be an ongoing discussion to make it work for both the residents as well as the builders. A resident inquired the members of the Architectural Control Committee and Dave is committed to working with them to expedite the process. The Architectural Control Committee exists of Don Plumb, Mark Langbehn and Rich Arnold. The resident then asked if the standards would be lowered, and was assured by Dave that they would not, they would stand by the current covenants in every aspect. A resident posed the question of less than 5 lots, would they come under the same resolution as those with 5 or more lots. Dave and Nathan both said that these resolutions only affect the multiple (5 lots or more) and that anyone with less lots could work directly with the Board instead of the Developers. Another resident asked the number of lots in the subdivision, Craig answered him as 372 total lots with the Developers owning 172. It was then expressed if they would use those votes to overturn the Board at the March election. Dave stated that it was not their interest to do so. They will continue to work with the board until if it proves that they cannot, they will then explore their options. The election process was explained by Nathan, and that any change in the Covenants requires most of the community. Another resident inquired as to the marketing of the development and Dave shared that they have hired an Internet Marketing Firm, which they are happy with so far, but if it does not work in the future, he would reach out to people interested and see what they could accomplish. This resident suggested to better interest purchase, that they should remove the brick wall and install wrought iron fencing to allow people driving by see into the neighborhood. Dave's comment was that the Developer does not own the walls and that they do not like them either. It was also stated that the Developers have sold 60 lots in 3 ½ years. A resident asked who the builder was who wants to put up the first Model Home, it was revealed that it was Providence Homes. Dave also showed an illustration of the garage store front as well as the awning design. John Konrady reported that Providence has submitted their plans for 5 different homes with 32 different



variations, which should limit any duplications indicated in the Covenants, which states a duplication of homes cannot exist within 240 feet of another. A resident inquired as to how many Models a builder could have, each of the builders with 5 or more homes could have one model at a time. A resident brought up a situation on new construction where the grading is going to create problems, they are working on this issue, but also explained why the turnaround time on to approval and follow up with the progress sometimes takes longer. To that Dave mentioned that is why they want to be the liaison between the Architectural Control Committee and builders to address these issues.

Brian explained their efforts in replating lots to accommodate larger homes since our lots were only 80 ft. wide.

Brian and Dave Woodward then left the meeting.

### **Community Update-**

Mark reported that there are currently 18 new homes under construction, with 2 new plans being submitted for future building. Mark also mentioned that our roads are taking a toll with all the construction equipment and will address issues with builders. A resident is concerned about the roads in his area, Mark assured him if there are issues, let him know and Mark will deal with the builders. The gates were damaged and are out of service at this time to alleviate additional damage, but they should be repaired and back in service soon.

### **New Business:**

Mike Bottos, the President of First American Management Company gave a history of their company and presentation as to the services they can offer our community. They handle many large communities in our area, and they are the largest Property Management firm in the area. The Board met with the President of



Doubletree Estates who employ First American since 2014 and asked her several questions and were very happy with the report she gave them. The contract period would be for 12 months. We will continue to entertain this avenue. A resident questioned the budgeted amount for this category and Craig explained that there are 154 people to communicate with and it is getting to be a very time-consuming effort. Sherri added that we have been holding off on this possibility for some time now, but it is time to get some help in this area. Deb added that as this community continues to grow, we cannot possibly keep up with it. Mark added that in the event of new board members, the Management Company knows the Covenants and the restrictions and will make a transition that much easier for the new members. Mike explained that when needed help is needed for additional services such as mowing, snow removal etc. they will work with us to obtain the most cost benefit, they have several companies to offer, but we are more than welcome to obtain contracts on our own. We will work together to provide the best value for the community. If this is agreed upon more details will follow.

### **New Members-**

Deb reported that since our November Meeting we have 5 new homeowners, and 11 new lot owners as follows:

#### **Homeowners**

Linda Hunt-74 Bergamo East Lane

Brandon Dickinson-753 Medwin way

Tim Calhoun-763 Cirque Dr.

James & Cynthia Eldridge-693 Verdano Terrace

John & Jackie Haynes-42 Mattico Lane

#### **Lot Owners**

Steiner Homes, Ltd-63 Levanno Dr.

Viking Built Homes LLC-18 Levanno, 20 Levanno, 69 Bergamo Ln, and 689 Verdano Terrace

Modern Family Homes LLC-86 Bergamo East Lane

Brandon Dickinson-103 Bergamo Lane

Jeannie Ilievski-30 Levanno Dr.

Larry & Lynn Leubcke-684 Verdano Terrace



Robert & Claudia Pisowicz-709 Druim Trail  
Michael & Savannah Szmarch-736 Ketill Trace

### **Legal Counsel Report**

Nathan mentioned the updating and revising several documents on the website and coordinating possible help of law enforcement agencies for patrol. He addressed the proposed Resolution, which explained the 4 issues that divided the Board and the Developers to include: Signage, modified garage door design, storefront appearance, and awnings suggestions. We modified what was presented by builders, i.e., color or awning to coordinate with siding and brick color. Lights were addressed Nathan explained existing policy and hours were designated for 9 a.m. to 5 p.m. A resident was concerned that models were going to be everywhere in the development, Sherri explained that there was only one model proposed thus far and it will be in the front of the development, with a storefront appearance, with a poured driveway and will have the ability to park cars to eliminate parking on the street if possible. It will have the appearance of a garage with an additional security deposit of \$2500.00 to ensure that it could be converted back to a normal garage, and only exist for a 4-year period with the possibility to extend by one year in accordance with the Board's approval. The hours of the Model home would be from 9:00 a.m. to 5:00 p.m. A resident questioned if we could have all the Model Homes in one section. It was explained that there were not that many lots owned by the same builder to do that. Mark informed the community of Providence Builders intentions to purchase 4 lots at a time and sell them before they take down their signs at that time.

### **Budget Report-**

Craig explained the current financial numbers and then the distributed Budget Reports at length, using the slide presentation. The proposed 2022 budget was reviewed and discussed. Sherri made a motion to accept the 2022 budget, Mark seconded, vote taken all in favor, none opposed, motion carried.



**Open Forum-**

A resident cited his concern over the speed bump on Bergamo Lane, that his car scrapes every time he goes over it, Mark will call the company and ask that they shave off a little to take care of this.

A resident recommended that a financial audit should be performed to protect all parties. Sherri will investigate this.

A consensus of the residents remaining stated their preference for the gates to remain open during the day and closing at night.

A resident asked why the Covenant changes proposed were not broken into sections, instead of one document to cover all of the ones mentioned. Brian explained earlier in the meeting that it would be impossible to pass anything with it being voted on piece-meal, hence the changes were presented in one document.

A resident mentioned observing a truck flying a Confederate Flag through the neighborhood this summer and asked if this was permitted. The Board agrees this is considered an obscenity and in violation of our Covenants.

A resident posed the question of the scope of duties 1st American Management and how this will benefit the community and the HOA. It was explained that the community is experiencing "growing pains" as we are growing very quickly. As was explained by Mike Bottos, the Management Company will help in many areas. When the Board comes to an agreement of the scope of duties to be performed, the entire community will be notified.

Another resident asked what potential cost savings 1<sup>st</sup> American Management was going to provide Falling Waters to offset their cost.

Danny Gronendyke, a licensed plumber and a resident, gave a public service announcement to the members regarding the incoming high water pressure and his offer to test any residents home "free of charge"

Sherri made a motion to adjourn, at 8:50 p.m. Deb seconded vote taken all approved none opposed, motion carried.

## FWHOA Treasurers Report 11/10/2021

General Account Total income received YTD	\$76,671.78
General Account expenses YTD	\$119,463.06
General Account Income less Expense YTD	<b>-\$40,791.28</b>
FWHOA Special Events income received YTD	\$ 14,097.00
FWHOA Special Events expenses YTD	\$ 5,810.24
FWHOA Special Events Account Income less Expense:	\$ 8,286.76
Total outstanding HOA invoice balance	\$5,904.90
Operating fund balance	\$47,506.89
Budget reserve fund balance	\$30,000.00
Road provision fund balance	\$45,000.00
Construction deposits balance	\$21,000.00
Special events fund balance	\$ 8,764.08
<b>Total Falling Waters HOA, Inc. funds balance</b>	<b>\$152,270.97</b>
<b>Centier Bank 7/1/2025 maturity date on Loan Balance:</b>	<b>\$53,017.52</b>