



FWHOA Executive Meeting, March 16, 2022 at the home of Sherri Cullom, 6pm

Present: Sherri Cullom, Babe Woodward, Michelle Mangus, Lovie Davis, Rhonda Ables.

Sherri called the meeting to order at 6:20 pm.

Old Business: There was an election on March 10, 2022. 4 out of 5 directors are new. The board appointed positions as follows: Sherri Cullom-President, Babe Woodward-Vice-President, Michelle Mangus Assistant Vice-President, Lovie Davis-Treasurer, Rhonda Ables-Secretary.

Sherri Explained past practices to the new board. How the gate system and cameras are set up to work, Grievance Committee members (Eileen Plumb, John Konrady, Germaine Gillespie, Omar Estrada and Shawn Hudecek) and the process of how the Grievance committee proceeds.

The first 2 lots inside the gates off 100S will be deeded over to the HOA by the developer. It was discussed that the East lot was earmarked to be used as a 'resident only' lane with its own barcode reader to help expedite entry for residents.

The newsletter: Lovie will work with Kayla Vasilko on the newsletter.

Sherri will continue overseeing the gates and will work to get a committee to help.

New Business-Architectural Control Committee (ACC) was discussed. Don Plumb is currently the only member. 1st American Management Company shared a quote from another subdivision in which they employ an architect to check submitted plans to ensure they meet our standards and covenants for approval. The architect charges \$700 and for an additional charge will come back and check the home to ensure it is sticking to the plans. An email will go out to the subdivision to seek volunteers. Sherri will craft it and after approval it will go to the management company to be sent out. Even if someone is hired for the technical aspect, there will still need a need to ensure colors and plans are not repeated.

Michelle would like a directory, she will work on this, as well as the welcoming committee. She will visit businesses to see if she can get coupons and offers to hand out to new residents. HOA funds have never been used for this, if we want to start doing gifts, guidelines for the gift must be made, and a dollar amount must be decided upon and voted on.

Manning the front gate was discussed. That would be a cost that the board is not ready for.

A park was discussed. The board agreed we must start with a location. We will follow up on that.

Falling Waters HOA Board Members

President Sherri Cullom SherriCullom@gmail.com	Vice President Babe Woodward babew@sbcglobal.net	Asst. Vice President Michelle Magnus romedevelopment@gmail.com	Secretary Rhonda Ables Rhondaables@icloud.com	Treasurer Lovie Davis lovie.stursivant@yahoo.com
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Resident Lisa Guerrero has requested Falling Waters have the annual subdivision wide garage sale. The date decided on is May 19,20,21. Lisa will coordinate and Michelle will help.

1st American will be available by phone for residents to contact for help with any problems that arise. 1st American will maintain our email list and contacts going forward. They will be getting a welcome email out this following week and they are still working on getting access to the checkbook to be able to write checks for the board.

The board discussed giving verbal warnings before contact with 1st American. A process must be decided upon.

Roads were discussed. Babe brought up he'd like to enact a \$50 charge per truckload of dirt that goes out of the subdivision to put towards the road fund.

Sherri will get a list of service providers out to the board.

There is no Treasurer Report, as 1st American is just getting on board.

The board decided we will start to meet on the second Tuesday of the month.

Sherri made the motion to adjourn the meeting at 7:30, Rhonda seconded.

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Falling Waters

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