

# MEETING MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE FALLING WATERS HOMEOWNERS ASSOCIATION

**MAY 10, 2022**

Minutes of the Board of Directors Meeting of the Falling Waters Homeowners Association, held in the Town of Winfield, State of Indiana, held at the offices of Village Realty commencing at 6:00 p.m.

1. Call to Order. President Sherri Cullom called the meeting to order at 6:00p.m.
2. Roll Call of Officers Present. All Board Members present, in conjunction with the Falling Waters Account Manager, Tonya Lippens, from 1<sup>st</sup> American Management Company.
3. Approval of the Previous Meeting Minutes. No corrections were suggested, approved as written.
4. Report of the Architectural Control Committee. A verbal report is remitted by Architectural Control Committee ("ACC") Chairman, Michael Berta, concerning approval of Edgar Hedge and Dan Gronendyke to join the ACC. Discussion was had on improvements to the ACC approval system, Site Plan Checklist, and participation in an ACC webinar. Having an outside Architect to help with drainage plans was discussed.
5. Management Report-Tonya Lippens was questioned about the expenses, she promised to get a copy of the contract out to everyone. The board agreed to let the management company handle all violations and that the reporters of said violations should remain anonymous to the board and the resident who receives the complaint.
6. New Business-Quotes on tree trimming will be sought. Quotes on a Pickle Ball Court will be sought. A motion was made and passed 5-0 to accept the quote from S & K security for \$5,545.00 to put in 2 sets of Knox boxes to throw open the gates in an emergency at both gates for both Fire Departments that service Falling Waters. Babe thanked Don Plumb for his service but now the ACC is fully staffed and Don can enjoy his retirement.
7. Old Business-Board communication remains a problem. Email is the preferred method and every board member should be cc'd.
8. Motion was made by Rhonda to adjourn the meeting at 8:22 p.m. Sherri Seconded.