

MEETING MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE FALLING WATERS HOMEOWNERS ASSOCIATION JUNE 7, 2022

Minutes of the Board of Directors Meeting of the FWHOA, Crown Point, IN 46307, Held at Village Reality in Winfield, Indiana commencing at 6:00 P.M.

1. Call to order. President Sherri Cullom called the meeting to order at 6:00 P.M.
2. Roll call of officers present. All Board Members present, in conjunction with legal counsel, Nathan D. Vis.
3. Report of the Architectural Control Committee. A verbal report is remitted by Architectural Control Committee ("ACC") Chairman, Michael Berta, with regard to past month's effort. Michael Berta outlined for efforts they will be undertaking to take improvements to the efficiency and process of the ACC, as well as use of technologies to enable all ACC Members to have access to the documents. The ACC also anticipates they will be recommending that First American Management house a copy of all applications. Discussion occurs regarding involvement of Board with ACC matters. Board to receive further recommendations from ACC Committee within next month.
4. Approval of Minutes of the Regular Meeting. Board discusses Board Minute process. Board agrees secretary shall strive to assemble Minutes of last meeting within the 7 days of meeting being held. Meeting Minutes then to be remitted to Board for approval and response within 4 days.
5. Legal Review. Attorney Nathan D. Vis shares reference to concern raised on effectuation of Article 7 Use and Occupancy Restrictions Section 1. Counsel outlines two proposed ways Covenant can be interpreted and ramifications of understanding same. Counsel is directed by the Board, to craft a proposed rule, for clarification and understanding of said Covenant, to reflect that a residential unit is not to be utilized as a store/retail front, which encourages the traffic of customers, clients, or product to a home located within the subdivision.

Attorney Nathan D. Vis shares reference to concerns raised as to November change of Bylaws, as to majority necessary to a) call a Special Meeting and take action regarding Board. Parties discuss necessary number of community members necessary to call Special Meeting, and majority necessary regarding Board Members. Upon discussion, counsel is directed to prepare a proposed amendment to the Bylaws, to return the majority necessary to that which existed prior to November 2021, and to modify the number of residents necessary to call a Special Meeting, to ten percent of the membership.

6. Old Business. Park Update: Meeting is scheduled with a Civil Engineer and an employee from NIPSCO to discuss park location.
7. New Business. An HOA Board Member code of ethics was presented to the Board Members for review.
8. Next Meeting Date scheduled July 12, 2022 at 6:00 P.M.
9. Adjournment. Meeting adjourned at 7:36 P.M.