

**MEETING MINUTES OF THE BOARD OF DIRECTORS MEETING OF THE  
FALLING WATERS HOMEOWNERS ASSOCIATION  
JULY 12, 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. Meeting called to order at 6:05 p.m.
2. Roll Call of Officers Present. Roll call conducted, with all Board members present, including Attorney Nathan D. Vis.
3. Meeting Minutes of Tuesday, June 7, 2022, motion is made and supported to approve same. Motion passes.
4. Legal Report:

a. Lake issue/Lake Sieta: Legal reports that inquiry has been made on Lake Sieta use and who controls same. Legal advises that oversight of ACC/HOA ends at property line of property. Lake Sieta is not owned by the HOA or Conservancy District. Installation of any developments on property located on lot is subject to Covenants, any development offsite lot is not subject to Covenants.

b. ACC- Contents/Form Updates: Legal advises they have reviewed the form changes twice and have remitted proposed changes in writing. Advises approval based upon recommendations. Recommends the Board be wary of decision making, regarding height of landscaping, which may be perceived to obstruct neighboring property views of development.

c. Legal presents proposed clarification and interpretation of Covenants, Section 7 subsection (17) to clarify Article 7, section 1, motion is made and supported to approve the following:

No residence shall be used as a retail/service center for any business or profession industry, trade, or occupation, which attracts, encourages or promotes the use of the residence to have employees or customer traffic to or visit the residence. Section 1 is hereby interpreted so as to not prohibit the use of the residence as to house a registered agent, if said registered agent owns the property or to list said residence as being the “office” location, for purposes of the Indiana Secretary of State corporation, limited liability company, partnership, or other entity start-up.

Discussion occurs about implementation of this interpretation, for those service-based businesses, with minimal traffic to community.

Discussion occurs to treat this interpretation as a zoning issue, whereby business owners may seek approval, for service-based businesses, based upon traffic to Community and impact to residential nature of the Community.

Roll call occurs with a 3-2 vote to approve the above.

d. Amendment to Bylaws: Motion is made and supported to approve the attached Notice of Amendment to Bylaws. Discussion occurs whether this change is necessary. Roll call occurs with a 3-2 vote to approve same.

e. Neighborhood Boundary Dispute: Legal advises on a neighborhood boundary dispute between two neighbors. Legal advises to stay out of dispute as it is currently between two neighbors and does not affect the HOA.

5. Old Business:

Tree Service: Motion is made and supported to approve submitted invoice for Russell's Tree Care in the amount of One Thousand Five Hundred Dollars (\$1,500) to prune ten (10) trees at the entrance way of the subdivision. Motion is seconded.

Motion is made to table and supported the prior motion. HOA to ask management company to seek additional bids.

Next point of business, motion is made and supported to adjourn the meeting, motion carries.