



Meeting Minutes of the Falling Waters Board of Directors of the Falling Waters HOA

Executive Meeting January 10, 2023

Call to order: Interim President, Nancy Ellis called the meeting to order at 6:00 PM

Officers Present: Nancy Ellis, Interim President, Zac Garner, Director, Rhonda Ables, Secretary in conjunction with legal counsel, Nathan D. Vis.

Officer Absent: Lovie Davis, Treasurer

Legal Review: Nathan Vis

- Election procedure reviewed and outlined for 2023.
- Variance request for 55 Levanno Drive reviewed and next steps defined.
- American Water 11/2021 damage to 727 Verdano Terrace streetlight reimbursement \$4,683.00 to Roselawn Election letter sent earlier this month, awaiting response.
- Builder damage to streetlight at 62 Levanno Drive reviewed and next steps defined.
- Builder road damage to Cirque reviewed and next steps defined
- Future use of FW Executive Cottage Home Clubhouse for HOA Executive sessions was discussed.
- North end electric grid and associated costs to developer and HOA discussed.

Financial Report: Lovie Davis not in attendance

- Nancy Ellis to review 2022 vs 2023 budget with Craig Paden on 01/11/23.
- Nancy Ellis reported that 2023 HOA dues letters have been sent out by 1<sup>st</sup> American Management.
- The Board discussed that the Treasurer will be presenting a brief financial overview at the February FWHOA meeting at Church of Christ tentatively scheduled for Tuesday, 02/21/23 6:30 PM.

Director Update: Zac Garner

- ACC updates to Modera and Bergamo – unavailable
- Streamlining ACC approval process – unavailable (Nancy Ellis has discussed implementation with Omar and Mike who are enthusiastic about the possibility of making the new home application process available online.)

Secretary Report: Rhonda Ables

- Rhonda will reserve the Church of Christ Church for 02/21/23 at 6:30 PM (HOA Meeting and Meet the Candidate night) and for 03/07/23 from 6:00 PM – 8:00 PM (Election).
- Rhonda will work with Republic to update 2023 garbage pick up schedule on the FW website.

(Interim) President Report: Nancy Ellis

- The QI Board meeting and election calendars were finalized.
- Two (2) violation notices discussed, and notices sent.
- Repairs to the north gates should be completed by the end of the month (contractor out of town last week).
- Options discussed for financial and/or management HOA administration discussed and in review process.
- Reached out to former Board member to investigate updating site map on the FW website. He is reviewing to ensure the software is still available.
- Election procedure and associated documents reviewed with candidate letter to be sent by 01/15/23.
- Two (2) broken streetlights reviewed. Vote taken to repair the light at 62 Levanno for \$3460.00 motion made by Zac Garner, seconded by Rhonda Ables and carried by all present. This invoice may be charged back to the builder. The second streetlight at Bergamo and Medwin was repaired but needs to be re-diagnosed as it is still out. Roselawn Electric has both work orders.

Meeting adjourned at 8:15 PM.