



Meeting Minutes of the Falling Waters HOA Board of Directors

Executive Meeting March 13, 2023

Call to order: Nancy Ellis called the meeting to order at 5:00 PM

Officers Present: Nancy Ellis, Mark Langbehn, Deb Mann, Rhonda Ables, and Lovie Davis

Nancy explained the purpose of the meeting was to determine positions and responsibilities of all officers. The Board agreed upon the following:

Nancy Ellis - to serve as President and responsibilities are:

- Responsibilities as outlined in the Declaration of Covenants, Conditions and Restrictions for Falling Waters Subdivision.
- Point of contact for Board related issues with 1st American Management and the sole point of contact with legal counsel, Nathan Vis on HOA-related matters.
- Chair the new Financial Review Committee.
- Work with all Board members and Committees to ensure goals are achieved.
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Mark Langbehn - to serve as Vice-President and responsibilities will include:

- Responsibilities as outlined in the Declaration of Covenants, Conditions and Restrictions for Falling Waters Subdivision.
- Chair the Architectural Control Committee.
- Point person for all Maintenance-related issues within the Community (such as streetlights, roads, and common area repairs).
- Oversee the Landscape Committee.

Deb Mann- to serve as Secretary and responsibilities will include:

- Responsibilities as outlined in the Declaration of Covenants, Conditions and Restrictions for Falling Waters Subdivision.
- Provide administrative assistance on Board-related issues.
- Chair the new Welcome Committee
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Rhonda Ables - Assistant Vice-President and responsibilities will include:

- Responsibilities as outlined in the Declaration of Covenants, Conditions, and Restrictions for Falling Waters Subdivision.
- Assisting the Board as needed.
- Chair the Gate Committee.
- Co-Chair the Social Committee along with Lovie Davis.

Lovie Davis - Director and responsibilities will include:

- Responsibilities as outlined in the Declaration of Covenants, Conditions, and Restrictions for Falling Waters Subdivision.
- Assist the Board as needed.
- Co-Chair the Social Committee along with Rhonda Ables.

Other items discussed:

Reviewing and distributing the Homeowner Engagement Survey to the community to collect input from all residents as we move forward. More information to come in Spring of 2023.

The Board suggested placing signs at both entrances informing the public that this property is managed by 1st American Management company which would include their contact information. Development signage will be part of the Homeowner Engagement Survey.

The Board plans to have three (3) community meetings per year instead of two as required by our Covenants (March, July, and November 2023).

The Board needs to review the 2023 budget along with input from the new Financial Review Committee to help committees understand what their budget line items are year to date.

The Board is investigating transitioning legal counsel, Nathan Vis from an hourly rate to a retainer.

Mark made a motion to accept the newly created ACC form "Request for ACC Approval", Nancy seconded, all in favor, motion carried. Omar has made this change on the FWHOA website.

The Board has been working with 1st American Management over the past several weeks to discuss investing our \$95,000.00 reserve funds in CD's. Nancy reported that Centier Bank's rate is 4% and that the recommendation was to invest \$75,000.00 in a 12-month CD and \$20,000.00 in a 6-month CD. Mark made a motion, Lovie seconded, all in favor, motion carried.

Deb made a motion to accept a newly created "Violation Notification" form for 1st American's use. Mark seconded, all in favor, motion carried.

Mark made a motion to accept all positions and individuals, Nancy seconded; vote taken all in favor-motion passed.

Nancy has obtained one quote and is working on a second for a Reserves Study which will focus on our roads, streetlights and gate needs going forward. That will be discussed at our Strategic Planning Session on April 22nd.

The Board established a date for a Strategic Planning Session on Saturday, April 22, 2023, from 9:30 AM until 1:30 PM. Each Committee will have 10-15 minutes at the beginning of the meeting to share accomplishments, goals and resources needed.

Mark made a motion to adjourn at 6:15, Rhonda seconded, all in favor, motion carried.