

Falling Waters

Meeting Minutes of the Falling Waters HOA Board of Directors

Executive Meeting March 29, 2023

Call to order: Nancy Ellis called the meeting to order at 6:10 PM

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

Nancy Ellis -

- Confirmed with Nathan our right to apply policy fines as established.
- American Water to submit a check for \$4600 to cover a claim for damage to a streetlight in November 2021.
- Confirmed agreement with Nathan for legal counsel retainer fee to be \$1150.00 per month which will include 6 hours of legal work. Anything over that time will be billed at a rate of \$180.00 hr. The current rate is \$235.00 hr. which would be billable for any litigation. HOA Board President is sole contact with legal counsel.
- Lease Agreement for the Executive Cottage Homes Clubhouse being finalized soon (cost savings to the HOA of up to \$1,200.00 per year).
- Nancy explained in detail the fact that the Executive Cottage Homes (ECH) are a part of Falling Waters Development and pay \$1,000.00 year for HOA dues, as well as \$1200.00 per year to the Conservancy District and \$1020.00 per year for ECH assessments, there is an additional set of Covenants for the Cottage homes, but they are part of The Falling Waters Homeowners Association.
- Nathan following up on Viking/Von Tobel incident to compensate for \$3600.00 streetlight repair, as well as the sod to be replaced at 62 Levanno Dr.
- Nancy and Mark will follow up with the non-working streetlight at Medwin and Bergamo. They reportedly fixed it; however, it is still not working. Roselawn reports that the line was cut during the Providence build. This will be charged back to the builder (approximately \$1,400.00).
- The Board will organize Earth Day for May 5 and May 6.
- Mark requested that Nancy inform 1st American that he is the point person for all ACC communications. When a final decision is made by the Board on any request, 1st American will respond to the homeowner.
- Board members were reminded to make sure to view the Record Retention videos for the Strategic Planning meeting later this month.
- Delinquency Report concerns will be discussed in depth at the Strategic Planning meeting.
- Financial Advisory Committee update: members are actively engaged in analyzing delinquency numbers, budget vs actual YTD and future road repair costs.

Mark Langbehn –

- ACC Update-After reviewing the policy set in place by the 2021-2022 Board in November of 2022, a motion was made to revise the distribution of the \$1500 deposit for New Home Application to reflect the following: \$500.00 non-refundable fee for Architectural Review of plans, \$300.00 non-refundable fee for road repair/maintenance and \$700.00 eligible for refund to builder upon completion within the 12-month time allotment. Deb seconded; vote taken all in favor none opposed motion carried. This change will be communicated to all involved.
- Two (2) new signs “Children Playing” (on Levanno and Cirque) as well as a new speed bump warning sign to replace a missing one on Levanno.
- Mark will follow up with Dave Austgen regarding the architectural stop signs purchased last year with the agreement that he would install them.
- Nine (9) tires found within the subdivision will be properly disposed of.
- The ACC/Mark will speak with builders regarding the silt control at construction sites which have gotten displaced and/or destroyed and ensure that all silt worms are removed prior to refundable deposit being returned upon on-time completion of the home.
- The Board is looking into obtaining a “handy man” to do odd jobs around the development, replacing stop signs, certain landscape jobs, etc.
- Mark will follow up a resident who submitted plans for a vegetable garden in his backyard. It will be explained that he may have pots with plantings or a raised garden, however no fencing is permitted. The Board will set a policy on Gardens in the future.
- It will be discussed with the Landscape Committee the amounts budgeted and plans for getting quotes on related projects.
- Landscape lighting in the front needs repair, or replacement, however it is not clear what budget line item includes. Nancy will clarify this with 1st American, in addition to inquiring on the cost of Christmas light installation.
- There was a vote by the 2021-2022 Board to make changes to the tap fee impact in HOA assessments. After much discussion, it was tabled until the Strategic Planning meeting.
- Mark will talk with Viking Builders about the damage to the parkways along Verdano.
- Three (3) potholes have been repaired (cold filled) on Levanno and Moderna.
- There are some residents who have garbage bins in view of the street. Rachel will be sending warning letters.
- Roselawn Electric has been contacted for a quote to switch/repair streetlight at the north end of the subdivision.
- The Board will follow up with legal counsel regarding ambulance damage to our south gates in 2021.

Rhonda-

- Social Committee: Garage Sale - everything is under control, date has been set for June 1st through June 3rd, Nancy to get an e-mail out to the community the first week of May for residents to sign up to enable map to be developed.
- Easter Egg hunt was discussed, and it was agreed that it is too late this year, perhaps next year when there will be more time for advanced planning.
- The Committee is thinking of another event, possibly an ice cream social, hot dog cookout, fishing derby (with Bass Pro Shop) and possibly a Halloween event. Additional information will be shared in coming months.
- Gate committee: Discussion regarding REMC workers requesting decals for convenient access while performing work on the north end of the development. The board decided to allow them to purchase the decals at their expense which will be deactivated at the end of this assignment.

Deb Mann-

- "Welcome" cards to be signed by all board members that will be sent as new residents' move in. A separate letter for all other pertinent information needed for our HOA.
- Also working on a list of all lots, homeowners, and under construction for an accurate accounting. There are many discrepancies, and it is taking a lot more time than anticipated.

Lovie Davis-

- 2023 Budget Line Items - no report given.
- Social Committee -no progress to report on initiatives.

Deb made a motion to adjourn at 8:45, Mark seconded, all in favor, motion carried.