

# *Falling Waters*

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

Executive Meeting May 16, 2023

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

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

### **Nancy Ellis**

- Asked Mark to contact Brian at Providence regarding a re-imbusement of \$1400.00 for streetlight repair at Medwin and Bergamo that they cut through during construction.
- Nathan will issue a letter to Providence Builders citing non-compliance with our covenants on a new construction home on Medwin. Steiner Builders will be contacted as well (completed 05/17/23)
- Nancy inquired of Mark the status of the new home going up on Cirque. Mark confirmed that the house was approved 2 years ago, and for some reason the gentleman left the country for a while and did not start construction right away. While he was gone, he got sick, so he is just beginning to build now. Mark met with him and everything is the same as was accepted 2 yrs. ago, but he still owes the \$1,000.00 deposit. Mark will confirm with him and also the Landscape plans will be reviewed at that time.
- The Code of Conduct/Ethics sign off for last month's training with 1<sup>st</sup> American were distributed, signed, and will be forwarded to legal counsel. All Board Members signed this document and will review and sign annually in May of each year. All new Board members will be asked to sign within 5 days of their appointment.
- Mark asked Nancy if the builder on Bergamo Lane had signed off on the agreement to building specifications. Nancy does have the original signed document which states that they will use .045 or greater for the siding, Mark has proof that they used .044 siding. This builder(s) did this on other homes and is clearly not building to our specifications on the New Home Application Form.
- Nancy negotiated new pricing for the contract with 1<sup>st</sup> American Management to a lower fee per home/lot. They are working on the new contract which we will have Nathan review when completed.
- The Financial Advisory Committee met we are very happy with all that they are presenting. The Commercial Loan was mentioned and possibly paying it off early or adding to the semi-annual payment. Discussion was had that since the commercial loan was not budgeted for by the previous board in the 2023 budget, it was determined make the 2 semiannual installments due in July and January

until we can consider escalating payments in the 2024 budget process. We will re-visit this at that time. The Advisory committee would like to begin planning for the 2024 budget beginning in July. This Committee plans to meet monthly.

- Earth Day report - very successful and thanked everyone again for participation. A large dumpster was filled with garbage and construction debris by 20+ eager volunteers.
- Reserve Study - Contract has been signed by 1<sup>st</sup> American Management and a \$2,000 deposit check has been sent. A meeting will be set up for July and Nancy will ask a member of the Financial Advisory Committee to attend the meeting as well. The entire study takes about 4 months. Reserve Advisors will have some direction to assist with planning our 2024 budget.
- Presented preliminary results of the Survey Monkey engagement study, however, the final day is the 25<sup>th</sup> of May, so these were just preliminary findings of the 47 homeowners who had already participated.
- We will inquire from Nathan whether the 2 liens have been filed.
- Will speak with Nathan regarding status of flag displays and a potential policy.
- Deb and Nancy working with 1<sup>st</sup> American on Violation notice follow-ups. So far very few fines have been issued and homeowners have been very cooperative.
- Informed the board that we received reimbursement from Viking for the streetlight damage (\$3,460.00) to 62 Levanno.
- Discussion was held regarding policies and specific fees for home improvements on the Request For HOA Approval forms. Mark explained that we are paying 1<sup>st</sup> American to collect and review plans submitted, as well as retaining them, so there are costs involved which we are trying to recover. There is also an impact on our roads as well.
- FW Policies review will be tabled for now and revisited soon.
- Nancy and Deb did lot inspections and came up with 61 lots (mostly Developer and Builders) that need attention, mowing, etc. Notifications will be sent out.
- Discussed the "dog enclosure" issue which was voted on electronically but never entered into the minutes. The vote was unanimously in favor of Electronic Fences only as "Dog Enclosures".
- Nancy shared an ongoing legal issue that the Board is dealing with through counsel, Nathan Vis.

#### **Mark Langbehn**

- ACC Update- Only one New Home Application for the year 2023 has been received. It will be located on Mattico Lane and built by Bob Jones. The Applications has been preliminary approval but the ACC is waiting for corrected blueprints showing re-location of the garage. Upon receipt building may begin.
- The ACC/Mark will speak with builders yet again, regarding the silt control at construction sites and ensure that all silt worms are maintained as they are damaged. They will be responsible for cleaning the streets that were flooded recently with run-off from the sites.

- The Landscape Committee has requested \$1,100 for plantings at the south Entrance as well as on the corners. Due to budget consideration, Mark made a motion for \$500.00 this spring, and if there is money left in the budget possibly some plantings in the fall, Nancy seconded; vote taken-all in favor none opposed-motion carried. The Landscape Committee has requested another member, as they only have two members. Lovie also requested one more member for the Social Committee, Nancy will put out a request for volunteers for these committees.
- Don Plumb will work on a policy for defining and maintaining erosion control, citing different options, such as silt fences not just silt socks.
- The ACC and Board has approved a Resident's request for a backyard Gazebo, reminding them that it must be a permanent structure, correctly bolted and secured.
- A motion was made to purchase floodlights to be positioned towards the license plates on vehicles for better illumination at the north gate, at the cost of \$762.00 Nancy seconded; vote taken, all in favor-none opposed, motion carried.
- The Board approved an invoice from Greenview Landscaping for \$2800.00 which includes mulching all the corners. Mowing the corners and mowing the two lots up near the gate at the south entrance an invoice for \$300.00 (Developer's share of this \$180.00 and 1<sup>st</sup> American will send them an invoice).
- The quote from Roselawn Electric for switching out two lamp heads at the north entrance was tabled for now, as the lighting budget is stretched. Mark will also check with another company for a quote. If there are funds in the Operating account later in the year this will be given a high priority status.
- Children playing signs have been installed and asked the board for 2 more as well and one "Dead End" sign for the north end. He will order from Amazon.
- Mark made a motion to accept the invoice to Hall Signs invoice for the additional stop signs ordered for \$481.09, Nancy seconded; vote taken, all in favor-none opposed, motion carried. The architectural stop signs have been an ongoing project originally discussed in 2019 and were finally installed in 2023. The cost will be shared by the Developer and HOA.
- Indiana American water will repair all the damage to existing lawns done by tapping into the waterlines. Mark will also investigate street damage from American Water.

### **Rhonda Ables**

- Garage Sale - everything is under control; date has been set for June 1<sup>st</sup> through June 3<sup>rd</sup>, Nancy to get a notice out to "Crown Point Cares" on Facebook for the sale. Signs are ready and will be posted soon.
- Gate committee: S & K Security claims that they have never received the initial check \$3,000 for the equipment dating back to August 2021. Nancy asked Rhonda to follow up with this and to obtain a duplicate invoice after confirming that the 2021 Board or 1<sup>st</sup> American has not already.

- Still trying to find the video from the ambulance damage to the south gate in 2021.
- Gate committee will be scheduling a meeting soon. The Board has requested a very basic “how to” manual in case of emergency when the committee members may be unavailable.

#### **Deb Mann-**

- Sent out 2 “Welcome “cards and letters to residents.
- Had conversations with Indiana American Water regarding our Fire Hydrants being flushed, as well as having them painted. This is not done automatically; it must be requested, and they will put us on a schedule and let us know when this will happen.
- Still working with 1<sup>st</sup> American on the list of all home/lot owners, additional payments will be due on 07/01/23 for those misclassified for 2023 dues.
- Lot inspections with Nancy on Monday 5/15/23 were completed and violation notifications will be sent out.
- Working with Nancy regarding Violation follow-ups. Very few fines have been issued and homeowners, for the most part, have been very cooperative.

#### **Lovie Davis**

- Social Committee - Gave update on progress of the Ice Cream Social. Presented a flyer that was placed in mailboxes that morning. All future flyers to homeowners must be presented to the entire Board for approval prior to distribution. The event will now serve candy and hotdogs as well, and will include an inflatable , games, etc. She initially asked the board for \$200.00 for the event, which was granted. Now that the scope of the event has grown, that amount will not be enough. All Board Members personally donated hot dogs, buns, water, some utensils, and cash. She informed us that committee members have also donated items. Mark mentioned that we could not spend any more on events as it was not a 2023 budget line item. Nancy explained once again that our dues of \$1,000 each year, however a large portion of these dues goes to Republic Services for trash and recycle pick-up.

Deb made a motion to adjourn at 9:00, Mark seconded, all in favor, motion carried.