



Meeting Minutes of the Falling Waters HOA Board of Directors

Executive Meeting June 20, 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 –

- Nancy reviewed the Code of Conduct we all signed on the advice of legal counsel. More specifically for the Confidentiality clause, citing that discussions had during executive session may involve confidential matters should not be shared with the public at this point in time. Rhonda and Lovie requested copies of the documents they signed. Nancy will get these out to the entire Board.
- The revised contract from 1st American Management, reflecting lower fees for lots and homes in our development was executed by the HOA. Mike Bottos will be invited to attend our July Meeting to discuss the scope of contractually defined responsibilities.
- Indemnification Agreement with Adam McAlpine will be closed out with legal counsel shortly.
- A meeting will be held in July with Reserve Advisors to begin the capital reserve study for Falling Waters.
- May financial reports were reviewed. Delinquent accounts and next steps were discussed.
- Requesting a fine/fee report for outstanding and paid YTD from 1st American.
- Mid-year financial report will be presented at the July meeting.

Mark Langbehn –

- Motion to accept the submitted plans for approval of the home to be built- Lot 11- 45 Mattico Lane, Deb seconded; vote taken all in favor-none opposed, motion carried. ACC has approved plans.
- Motion to accept the plans as submitted for both lot PR26- on Ketil Trace as well as another home on lot 134 at 754 Lucano Way. Mark will meet with both builders to finalize a few items, but everything that has been submitted has been approved, Lovie seconded; vote taken; all approved none opposed, motion carried.
- One of the builders has requested his \$1,000 refund on the security deposits on four (4) properties. Nancy will check the Construction Report.
- Homeowner to be made aware that the trees they have planted do not meet the requirements and will need to be replaced with 4' (not to include the root ball and 2" in diameter) to replace with proper size.
- Rachel to send a letter to the residents who removed trees from their lot and not replaced as agreed upon.
- The Board is exploring builders' cost throughout NWI to determine if our New Home Application fees are appropriate especially considering road impact.
- Two (2) additional "children playing" signs as well as a "dead end" sign were installed. Potholes at the front entrance have been cold patched.
- Indiana American Water (Luxor home connection on Bergamo) has repaired damage to existing lawns with new sod.

- The Board would like to revisit the Decal Program for 2024. The Gate Committee will be responsible for this initiative.
- A breakout of the recurring fees to be presented at the July meeting to show homeowners how assessments are distributed. This will be The Financial Advisory Committee responsibility.
- Social Committees to consider a Fall Mum Sale and possibly a Poinsettia Sale.

Rhonda -

- Presented a thorough gate report, for all the Board Members in the event of a power failure and the proper protocol. She also informed us that Boon Grove and LOFS Fire Departments have installed their own locks at the gates and will follow a procedure to be sure the gates are closed again after an emergency.
- The gates are checked every day assuring that they work correctly.
- Gate decals requests and tracking discussed.

Deb Mann -

- Sent out three more “Welcome “cards and letters to new residents.
- Contacted Traveler’s Insurance to file a claim to recover our costs from an incident that happened 18 months ago at the entrance gates by a fire truck. They accepted our claim, and we will receive the check very soon to cover the repairs previously paid out.
- Followed up again with American Water Company regarding painting and flushing the fire hydrants only to be told once again, that “we are on the schedule” but they cannot give us a date as to when this will be done.

Lovie Davis -

- Gave an update of expenses and donations given by residents from the Ice Cream Social. The Board thanks all who worked on the event and came out to enjoy the festivities.
- Reported a homeowner complaint regarding the fountains shutting off at 10:00 p.m. as well as the lights are not operational on the smaller lake. The Conservancy District has been working to get them repaired. Mark explained that animals sometimes chew the wires, and they are in the process of getting new lights. There are timers installed on each fountain for time control which the Conservancy District will check for accuracy.
- A Snowplow Service for next year was suggested for a 2023-2024 quote. They should call Mark for an explanation of what is required.

Mark made a motion to adjourn at 8:00, Deb seconded, all in favor, motion carried.