



Minutes of the Executive Meeting of Falling Waters Board of Directors

August 15, 2023

Call to order: Nancy called the meeting to order at 6:30 p.m.

Members present: Nancy Ellis, Mark Langbehn, Deb Mann, and Lovie Davis.

Confidentiality:

There was a lengthy discussion regarding the Code of Ethics/Code of Conduct, specifically referring to confidentiality. Each Board Member signed this document after we were trained by Michael Bottos and Nathan Vis in April of 2023 which is an essential part of being a Board Member.

Nancy

- Discussed Assessments for 2024. The Financial Advisory Committee has indicated that an increase in our dues for next year is inevitable and the Board agrees. Sample invoices have been made, one for homes and one for lots. Additional conversations will be held over the next two (2) months.
- The Board discussed the Reserve Study. This is a very good tool to enable us to plan for the future needs of our development. The plan scans a period of thirty (30) in assessing needs and resources to keep the development well maintained going forward. There are smaller projects suggested in the study that may be funded from our operating income. The Board will consider some partial road work in QIII or QIV.
- Nathan is working on a new flag policy which should be presented to the Board within the next thirty (30) days.
- Discussed some ongoing issues with 1st American that are in the process of being addressed.
- We are working on delinquencies with 1st American regarding second installments of assessments that were due by July 1, 2023, as well as possible liens to be filed.
- Discussed the “Non-Party Request for Production to Falling Waters HOA, Inc.” regarding a Viking home and original buyer. The plans were located, but additional documentation requested was not forthcoming. Nathan Vis will submit the information for the case that is currently in arbitration. Falling Waters is a “Non-Party” at this point in time.
- Will resend the information to Larry Luepke’s request for construction deposits refunds.
- 1st American is in the process of training a new Property Manager who will be assigned to Falling Waters after an onboarding period. Mario and Mike will be present at our September Executive Board Meeting along with Nathan Vis.

Mark

- Cited where new signs are needed. “Residents Only” sign at the north gate, two (2) new speed limit signs, two (2) more signs regarding parking on the streets when a 2” snowfall is predicted are being considered. The Board is also investigating the possibility of two (2) new speed bumps. The Board will then decide where to install

them. These safety issues are being addressed as a direct response to the Survey Monkey feedback we received. Thanks again to all who participated!

- The south gate fountains are out of service due to a failed pump.
- A light has been installed at the north gate by REMC at a cost of \$15.00/month.
- Mark will discuss with the Gate Committee a new procedure for issuing decals in 2024 to help with subdivision safety/security. This too is being considered as a direct response to the Survey Monkey feedback received. We are considering that in Q1 all decals will be deactivated and replaced by issuing new ones after proof of vehicle registration to a Falling Waters address is submitted. The first 2 decals will be free for each residence. If additional decals are requested, residents will also need to verify that the vehicle is registered to a Falling Waters address. These may be purchased for a fee yet to be determined. The remotes are no longer being produced, so therefore they will be deactivated. Going forward only decals or keypad will provide access to the Falling Waters development.
- It has been determined that homeowners or lot owners with unpaid fines, fees or assessments will have their decal deactivated from the system and be able to access the subdivision only through use of the keypad.
- Nancy and Mark met with a resident of the cottage homes to discuss dog-related issues.
- ACC requests during the month:
 - There are six (6) homes under construction. A meeting was held with Modern Family Homes to discuss (two) 2 new homes.
 - Three (3) swimming pools are being installed. A resident asked the board to waive the updated fee of \$500.00 required by the Fine/Fee Schedule and Request for Home Improvement form. The other 2 homes have already paid the required \$500.00. Mark made a motion to apply the \$500.00 fee, Deb seconded, all in favor none opposed - motion carried. The Board had an engineer come out to make sure the plans did not in any way affect the surrounding homes. The Board voted for this increase on July 24, 2023, due to the impact this improvement has on our roads. It was posted on the website on the 25th.
 - The ACC has received home plans for 102 Levanno Drive, which have not been approved. Mark brought this information to the Board for our vote. After reviewing the plans, Mark made a motion to not approve the plans submitted by Viking Homes for reasons that align with our covenants - that it is not harmonious with the surrounding homes. Deb seconded, all in favor except for Lovie Davis (who recused herself), motion carried.
- Lights for the pond are in and will be installed this week, weather permitting.
- The Conservancy District had Misch open the overflow drain on the small lake.
- Jeremy cleared branches around the north gate and removed downed trees after the storms.
- Contacted Randy Hall on erosion control and weed issues on Cirque Drive. Also contacted Ross Brown asking Luxor to clean the streets at the new construction sites. Two requests have been made but no response from Luxor yet.
- Commented that we need to repair/replace 3 streetlamps as soon as possible at the north end. We will revisit when quotes are presented.

- Playground equipment reviewed that Mark presented as a point of reference pricewise.
- Mark will investigate the street damage on Cirque Drive which occurred after a patio home improvement.

Lovie

- Reported that the Social Committee would like to organize a Family Movie night before the weather gets too cold. We discussed the possibility of a Trunk or Treat event for Halloween. That decision is on hold for now. She will get back to the Board with a date for Movie Night event. This is not a Board-sponsored event and will be for Falling Waters residents only.

Deb

- Sent a welcome letter to the new homeowner, Henshilwood Family on Cirque Drive.
- Following up on subrogation for gate damage. Mark will give the thumb drive to Deb to present to Travelers. They already have police reports and accident reports. This was a hit and run by a homeowner's family member which resulted in over \$4,000.00 in damages that we are trying to recoup.
- Amendment Committee-Planning the formation of the group by sending out an invitation to potential volunteers to join the Committee. Deb will be the chairperson for the group with Mark, Nancy and Lovie alternating at the meetings. An e-mail to the community will be sent just after Labor Day soliciting those interested and speaking with them individually. It is our intention to have the committee formed and ready for a meeting in the beginning of October 2023.

Mark made a motion to adjourn at 8:40 p.m. Nancy seconded; all in favor-none opposed, motion carried.