



Meeting Minutes of the Falling Waters HOA Board of Directors

Executive Meeting September 19, 2023

Call to order: Deb Mann called the meeting to order at 6:03 p.m.

Officers Present: Morgan Brosch, Izabela Bebekoski, Josh Pagel, Lovie Davis, and Deb Mann.

Mike Bottos and Mario Barcnas, with 1st American Management attended the meeting to introduce themselves to the new Board Members and familiarize the new members on their role in helping us as a community. Mike explained that we have a new representative, Mario Barcnas, who just took over our account recently. Mike gave an overview of services offered to us by 1st American Management and the new duties that were just given them, *i.e.*, the management of the decals. 1st American will now handle this responsibility. Their commitment is to work with us and help us in any way they can.

We discussed a Point of Contact person from the Board for purposes of all communications with 1st American Management, which indicated it prefers that one person from the Board be designated for this purpose but are willing in special incidences to handle a call from another member. It is more preferable to have the board members work through issues first, come to an agreement and then bring it to the Management Company for further action. New members would like a copy of the Agreement with Falling Waters. Mike asked the new members if they had any questions for them. Izabela asked what kind of work we could do on our own without the Management Company. Mike explained that it was up to us to determine what we want them to handle and what we choose to do ourselves. He cited the fact that most of the Board members are working people and don't really have the time to send warning/fine letters and handle the day-to-day issues so they can handle these issues for us. It will be totally up to us to seek more help or ask them to step away from responsibility that we will handle ourselves from that point on. We can work on this as a group and make changes as necessary. Morgan requested that 1st American please send a copy of the contract to all the members for their review, and we can move forward from there.

Mike distributed to the new members the Code of Conduct Agreement for them to review and sign. This was instituted in May of this year to address the importance of Confidentiality among Board Members on all information discussed in our Executive Meetings.

Several questions were discussed regarding the Covenants, Fines, Fees, handling delinquencies, Hardships concerning dues/assessments and how best to handle them. The board has a fiduciary responsibility to collect dues/assessments from the community and Mike recommends we stick with our policy. We can help an individual in different ways other than reducing assessments. This should never occur.

Mario returned the keys provided to him by former Board members and these keys were given to Morgan. Mario will be sure to contact S & K Securities to have their codes removed from gatehouse access.

Lovie made a motion for Morgan to be the President, Izabela seconded: vote taken-all in favor none opposed-motion carried. Morgan made a motion for Lovie to be Vice-President Izabela seconded-vote taken all approved-none opposed, motion carried. Lovie nominated Izabela for the treasurer-Deb seconded, vote taken-all in favor none opposed, motion carried. Josh, being relatively new to the subdivision, explained his desire not to take a high-level position at this point and would like to be a Director-All in agreement.

Several discussions were had regarding updating the website and reviewing existing contracts.

Josh will contact S & K Securities regarding operations and establishing himself as the contact person. He will also contact an additional resource for sealcoating the streets.

Deb will provide to Morgan the two quotes received for the sealcoating.

Deb will ask 1st American to forward the current snow contract to Josh.

Deb will send an e-mail to S& K to introduce new board and Josh as the point of contact.

The next meeting will be held on Oct. 4th at 6:00. Lovie will contact Babe Woodward to reserve the clubhouse.

Deb made a motion to adjourn at 8:00pm, Izabela seconded, vote taken-all agreed none opposed, motion carried.