



Meeting Minutes of the Falling Waters HOA Board of Directors

Executive Meeting October 11, 2023

Call to order: Morgan called the meeting to order at 6:00p.m.

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

Meeting established to come to an agreement to the proposed home at 102 Bergamo Lane.

Izabela presented the board photos she had taken of ranch style homes in the area where the new home was going to be located. All members viewed and commented on existing homes in the area, the unique style and construction. Providence homes were discussed, how in the beginning they submitted a packet of model homes they proposed to build. The board at that time rejected all of them due to the lack of square footage requirement determined by our Covenants. They returned a couple of weeks later with another set of model home plans which still did not meet the criteria of our Covenants, but they promised that they would follow all the rules. They must have misunderstood our meaning and thought that all the models proposed were approved. They have not submitted anything to the ACC for approval or any security deposits to our knowledge, we will have to confirm this with Mario at 1st American Management. Deb will forward all the model home information presented by Providence to Morgan for review. We do not believe at this time they are submitting plans to the ACC at all, but we should check with Mike Berta to confirm this. The Providence lots which they do not own seem to be covered under the Developers agreement that until they are sold, they would transfer ownership to homeowners, instead of the builder. Morgan will ask Mario for a cross-reference of lots and ownership.

Discussion regarding the signage by builders, which will no longer be permitted when the current Resolution expires. A reminder will be sent to Nathan to issue a letter with this language to the Developer. Morgan asked the board to consider a modification of the Resolution, or a bargaining factor for things we would like to have. All agreed if we are given the opportunity.

Morgan reviewed the list of the changes the ACC asked Viking builders to complete with the home at 102 Bergamo. The roof pitch on the front gable had to be changed to a 12' instead of 6', they wanted a decorative window in the gable, the homeowners did not want, they wanted sunburst crossbeams instead. Morgan suggested a sturdier material be used instead of a 2 x 4 possibly a 4 X 4 or 2 x 6. A larger decorative window in the front so 2 60X60 side by side windows will be installed. The ACC also requested that the homeowners brick the post in front of the home with stone at least halfway up. The homeowners did not want stone, they wanted an all-LP material on the post. The board

then asked for a compromise of allowing the post to be the LP material if they would put stone/masonry on the interior walls of the porch. Another item that the ACC requested was cedar shake material on the upper portion of the front elevation. The homeowner does not like the Cedar shake material and suggested Board and Batten material instead. If the homeowners and Viking Builders agree to the changes we expressed, we will approve the home.

Morgan will submit our recommendations to Mario, and he will contact the builder.

Discussion regarding a dispute between neighbors. Suggested one of the neighbors to put their complaint in writing to the board. Morgan will discuss with Nathan and ask his advice over this concern as it is escalating every single day.

The board discussed a request from the new people who bought the Sturgill property sharing property line with Falling Waters. Deb explained that there was an agreement between the original developer, Tony Floramo and the Sturgill's that they could access the entrance of Falling Waters at their discretion. Mr. Sturgill has passed away and the permission has been extended to Mrs. Sturgill. The new owners have contacted the board for permission to have one decal, (no code) for the wife's use only as she is a nurse at Comer's Childrens Hospital in Chicago and leaves for work at various hours of the day and night. This is strictly a safety issue as their driveway is very long and many times it is in the middle of the night when she comes in and out. They guarantee it is for her car only, and with winter coming their snow service may not be able to clear that long driveway before she must use it. The board discussed this and since it is only one car and one decal, we felt the circumstances warranted permission in this instance. Deb made a motion to accept this request, Lovie seconded vote taken, all agree no one opposed motion passed.

Deb will contact Absolute Properties and give Morgan's phone number to contact her regarding shutting down the waterfall and flushing the gatehouse water lines.

Deb made a motion to adjourn the meeting, Morgan seconded; vote taken all agree no one opposed, motion carried.