



Meeting Minutes of the Falling Waters HOA Board of Directors

Executive Meeting December 13, 2023

Call to order: Morgan called the meeting to order at 4:40 p.m.

Officers Present: Morgan Brosch, Lovie Davis, Mike Berta, Deb Mann,
and Izabela Bebekoski,(by phone)

Babe Woodward

-Morgan

- Reviewed all Board Positions and responsibilities. Reviewed Committees and will ask Mario to send out an e-mail requesting volunteers to serve on any of the Committees that have openings.
- Discussed frequency of meetings. We will have one executive session and one open meeting with the community each month. She will provide a calendar with these dates to the board.
- Handed out sample Meeting Agendas, and samples of Minutes, both executive and Community Meetings. A sample of each month's duties and activities was distributed. We will all review this list and discuss it at our next meeting in January.
- Morgan gave Mike Berta the Code of Conduct/Ethics to sign. She explained her position as she understands being a conflict of interest. Lengthy discussion on the matter. Lovie and Mike do not see a conflict of interest; however, Izabela and Deb do feel there is a conflict. Mike will contact Nathan for advice on moving forward, perhaps an agency from the state to advise.

Action/approval of ACC recommendations:

Mike presented a modification of the plans that had been approved some months ago by the ACC and the Board. The change is in the replacement of the Stucco product originally presented to now be a Hardie Board product. Mike explained that this too is an upgrade and is of a masonry-based product, as was the stucco. He had a color photo of the home, and it truly is an upscale model of homes desired for this community. The ACC approved the change and asked the Board to do so as well. Mike made a motion to approve the revised addition to replace stucco with the Hardie Board product, Lovie seconded vote taken all approved none opposed motion carried. Mike will forward the decision to the homeowners.

- Suggested contacting a professional website provider to update our website. Mike will contact Omar for ideas and will inquire if he would like to do this for us.
- Mike questioned the condition of the lights at the north end. He observed the budget item for 2024. Deb explained that Mark Langbehn had the name of the service that had agreed to do this. She will get the information for Mike.
- Mike requested quotes for street sweeping/cleaning. Viking did it one year and not sure if they were willing to resume.

Old Business:

- Vote to accept the new members of the ACC Committee: Robert Harrell, Marjan Trajkovski, and Nancy Ellis: three voted for the appointments- Izabela, Mike, and Deb - Morgan abstained, Lovie voted no.- Quorum prevails, motion carried.
- Deb inquired of the status of the Gate repairs-Morgan inform us that the gate is on backorder.

New Business:

- Lovie made a motion to purchase cookies for new residents at \$18.00 per dozen for the welcome committee to distribute, Morgan seconded-vote taken all approved, none opposed-motion carried.
- Next meeting will be January 10th, 2024

Morgan made a motion to adjourn at 7:20 p.m. Deb seconded-vote taken, all in favor- none opposed, motion carried.