



**FALLING WATERS HOA
JULY 20, 2023**

**EXECUTIVE BOARD MEETING
PRESENTATION**

Agenda

- Call to Order & Roll Call
- The 1st 90 Days - Mark Langbehn
- Homeowner Gains - Nancy Ellis
- The 1st American Management Advantage - Michael Bottos
- Financial Reporting - Nancy Ellis & The Financial Advisory Committee
- ACC Update – Mark Langbehn
- Homeowner Engagement (Survey Monkey) Results by Mark Langbehn & Deb Mann
- The YMCA Advantage by Nancy Ellis - <https://youtu.be/OQ78diYtxlA>
- Volunteer Recognition – Nancy Ellis & Lovie Davis
- Legal Update - Nathan Vis
- Adjourn - Q & A as time allows



The 1st 90 Days – Mark Langbehn

- **New Committees Established April 2023 (Financial Advisors, Landscape, Social)**
- **Board Code of Conduct & Record Retention Training With Legal Counsel at Strategic Planning Meeting 04/22/23**
- **Reserve Study Contract Executed 05/04/23**
- **Earth Day Clean Up Subdivision 05/06/23**
- **FW Homeowner Engagement Survey Available 05/09/23**
- **Landscape Committee: Spring clean up, Mulch refresh, Blue Spruce professionally pruned, flower and plants added, weed control 04/15/23 - present**
- **Signs added (Children Playing, Dead End)**
- **Lighting added to the north gate**
- **Ice Cream Social 05/27/23**
- **Garage Sale 06/01/23 – 06/03/23**

The 1st 90 Days (cont.)

- **Potholes repaired May/June 2023**
- **Welcome cards and letters (Ongoing)**
- **Audit 1st American House/Lot reports to ensure assessments are correct (Ongoing)**
- **Waiting on the Wait List – American Water hydrant painting and flushing**
- **“Managed by 1st American Management” signs for north and south gates**



Homeowner Gains – Nancy Ellis

Negotiated 1st American Contract: From \$13.47/\$11.00 TO \$10.00 per property.

Streetlight repair charged back to builder's subcontractor on Levanno \$3460.00

American Water damage to streetlight electric in 2021 at Druim/Verdano \$4600.00

American Water damage to streetlight electric Medwin/Bergamo \$1400.00 (In Progress)

American Water damage to streetlight electric 2023 Druim/Verdano \$1300.00 (In Progress)

LOFS FD damage to gates in 2021 filed with The Travelers \$2200.00

July 2023 Hit & Run Damage to south gates (police report to Travelers) \$5000.00 +

Reserve funds to CD at 4% (\$75k/12 mos. & \$20k/6 mos.) Estimated \$3500.00

Nathan Vis on retainer – Priceless!!

1st American Management Scope of Work – Mike Bottos

- Collection of all monies due the Association
- AR/AP, Income/Expenses recording
- Maintain all bank accounts
- Prepare Annual Budget
- Monthly statements and reports to the Board
- Set of year-end tax documents to tax preparer
- Prepare specifications for routine maintenance repairs and secure bids for same
- Enforce all warranties with contractors



1st American – Cont.

- **Bi-weekly inspection of property (soil erosion, construction compliance, lawn/landscape compliance)**
- **Maintain appropriate insurance per governing documents**
- **Assessment letters prepared for closings**
- **Delinquency notices only (not collections)**
- **Assist with receipt of notice of transfer of ownership with title company, etc.**
- **Maintain multiple lists and reports for Board use**
- **Attend two (2) HOA Board meetings per year**
- **Official custodian of all HOA records**

Financials – Nancy Ellis, Mike Bottos & The Financial Advisory Committee

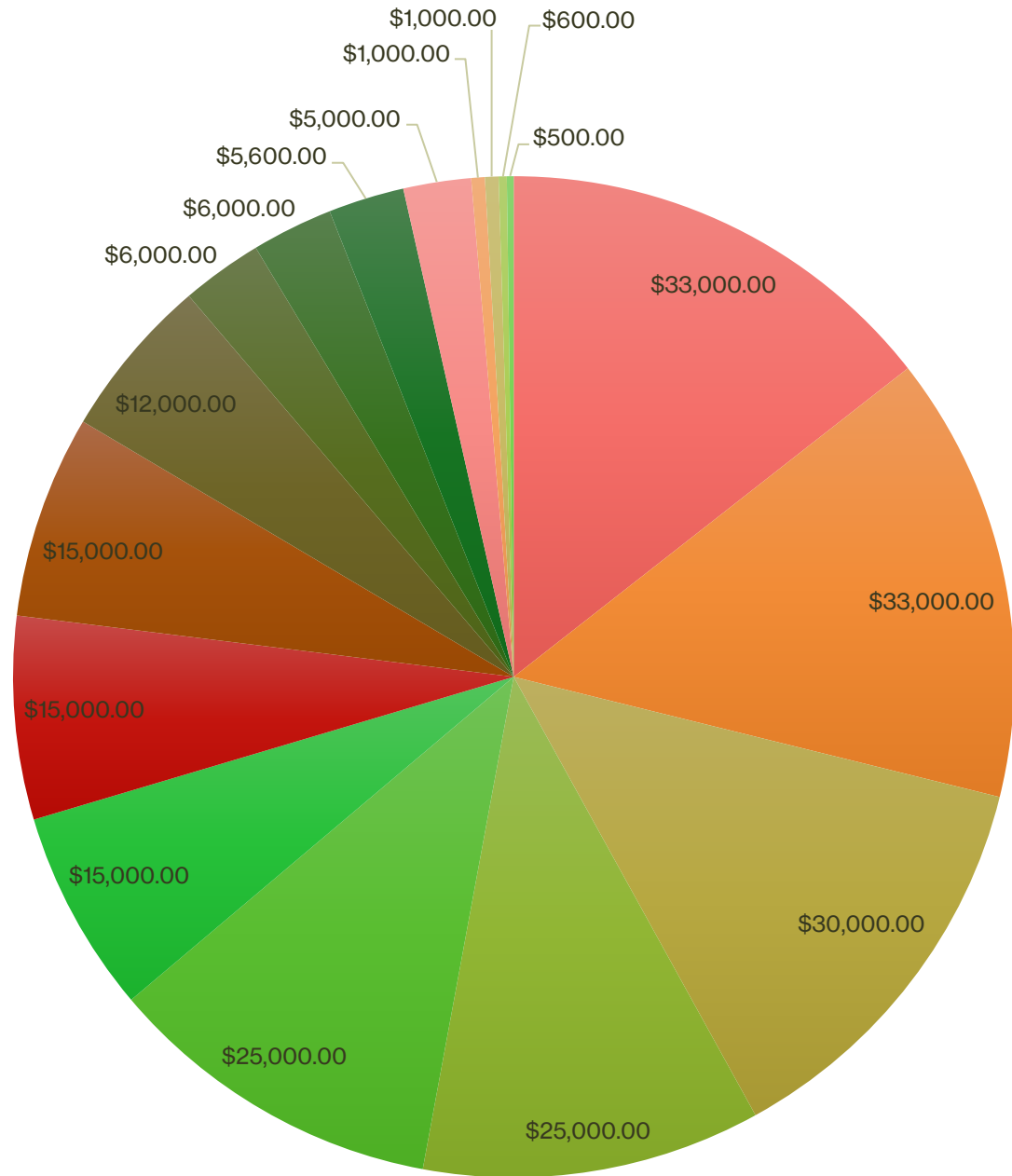
- Nancy Ellis & Mike Bottos – Reserve Advisors Capital Reserve Study & 2023 Contract
- Dave Cullom – June Month End Financial Reports
- Craig Paden – YTD Budget vs Actual, 2024 Budgeting Process
- Nancy Ellis – Delinquent Accounts Update





the
PRICE
is
RIGHT

2024 Budget



- Trash
- Mgmt Co
- Snow Removal
- Loan
- RESERVES
- Gates
- Legal
- Road Repair
- Landscaping
- Street Light Maint
- REMC
- Insurance
- Phone/Internet
- Professional Servi
- Social
- Office Supplies
- Am Water
-



ACC Update – Mark Langbehn

- New Home Application Fee Changes
- 2023 New Home Requests
- Total Homes Under Construction
- Spec Homes Available
- NEW RESIDENTS – Deb Mann, Welcome Committee

Erosion Control – Mark Langbehn



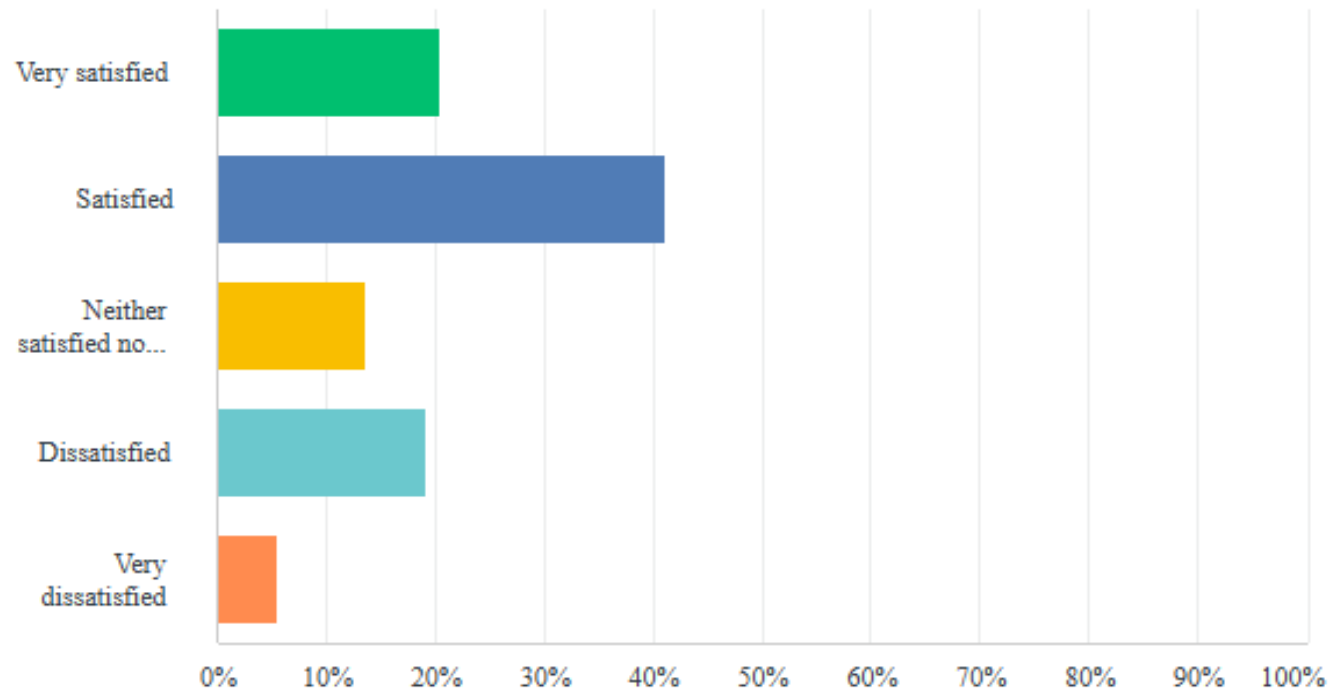
Covenants & Erosion Control:

“To erect and maintain approved erosion and sedimentation controls at the periphery of one’s property during the course of any construction, remodeling, landscaping, or other activities that could allow sediment to flow to the drainage system. Any sediment that leaves one’s property and enters the common areas will be promptly removed and any other consequent damage will be repaired.”

Homeowner Engagement Survey Results – Mark Langbehn and Deb Mann

Overall, how satisfied are you with living in the Falling Waters subdivision?

Answered: 73 Skipped: 2

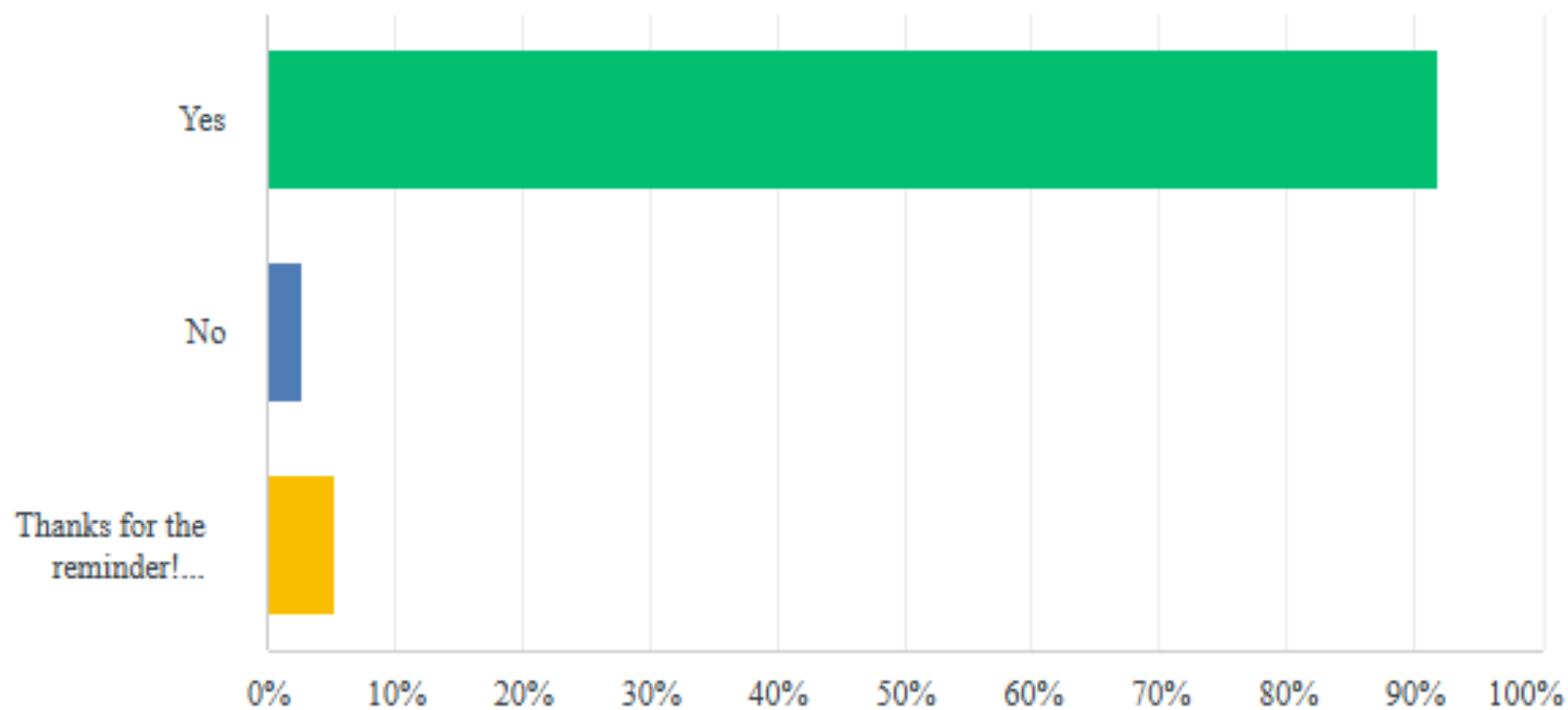


Question #2 - Deb

Briefly and respectfully
clarify your response
to Question #1:

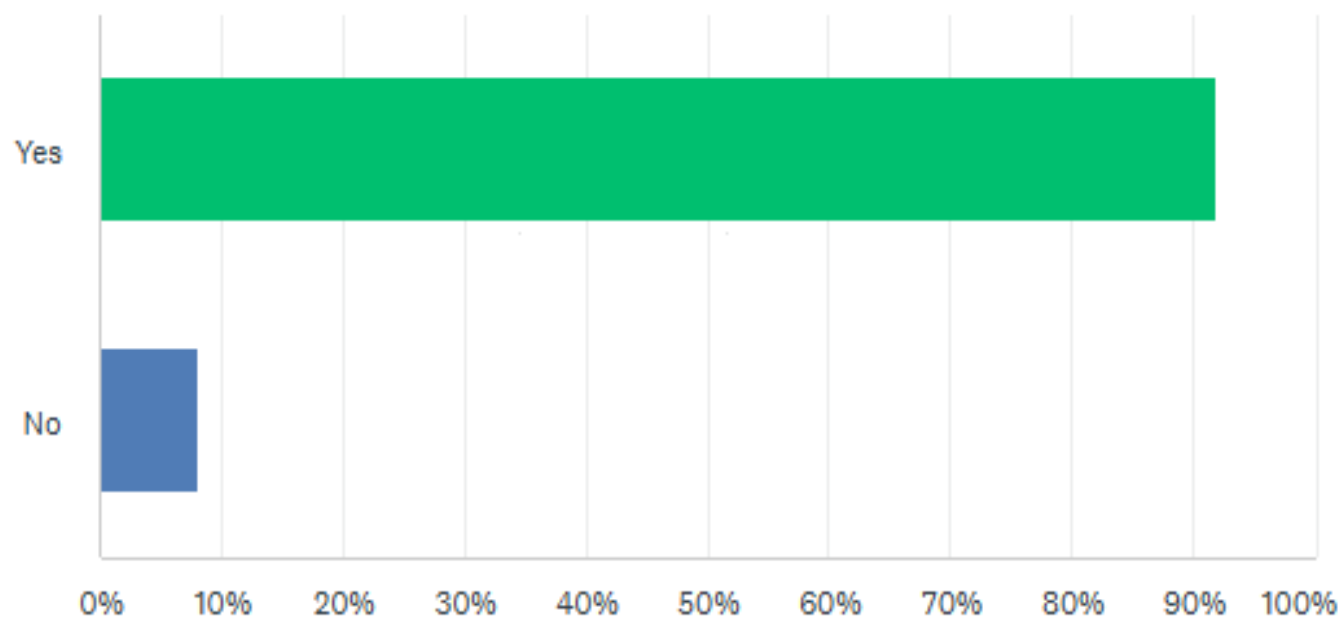
Are you familiar with the Covenants/Policies and where they're located?

Answered: 75 Skipped: 0



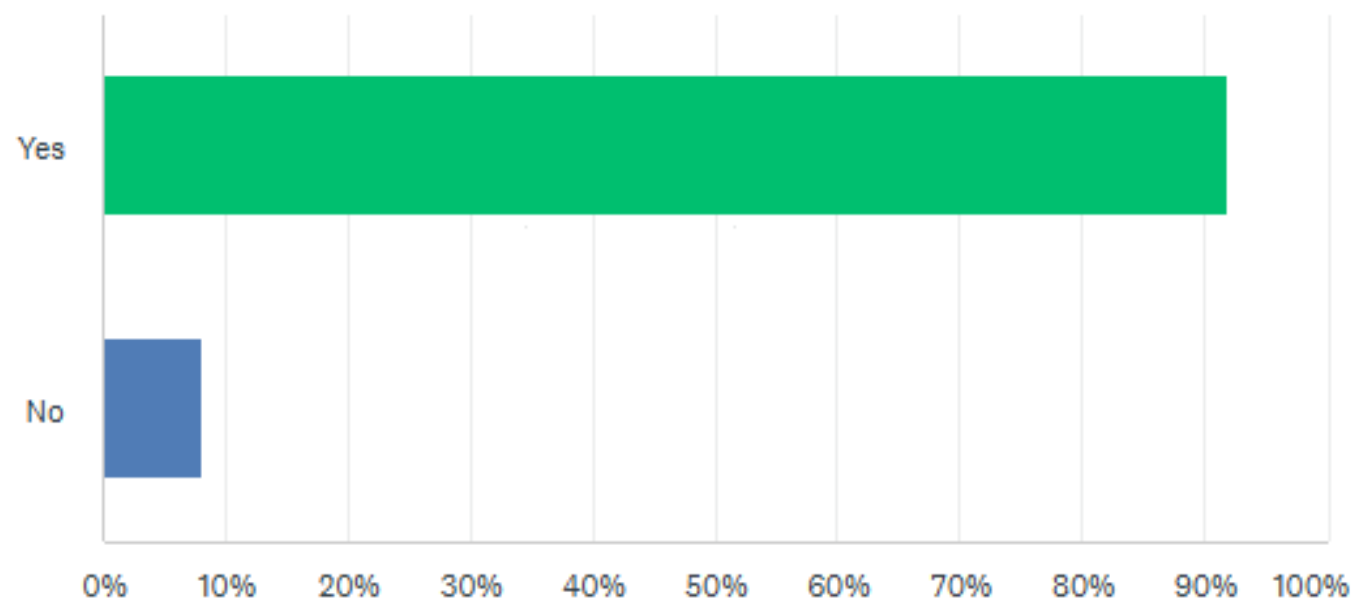
Are you aware that there is a covenant notification requirement to request permission from the Board prior to any exterior construction or removing a tree greater than 6" in diameter from the property (Covenant - Article VI, Sections 2 and 5E)?

Answered: 74 Skipped: 1



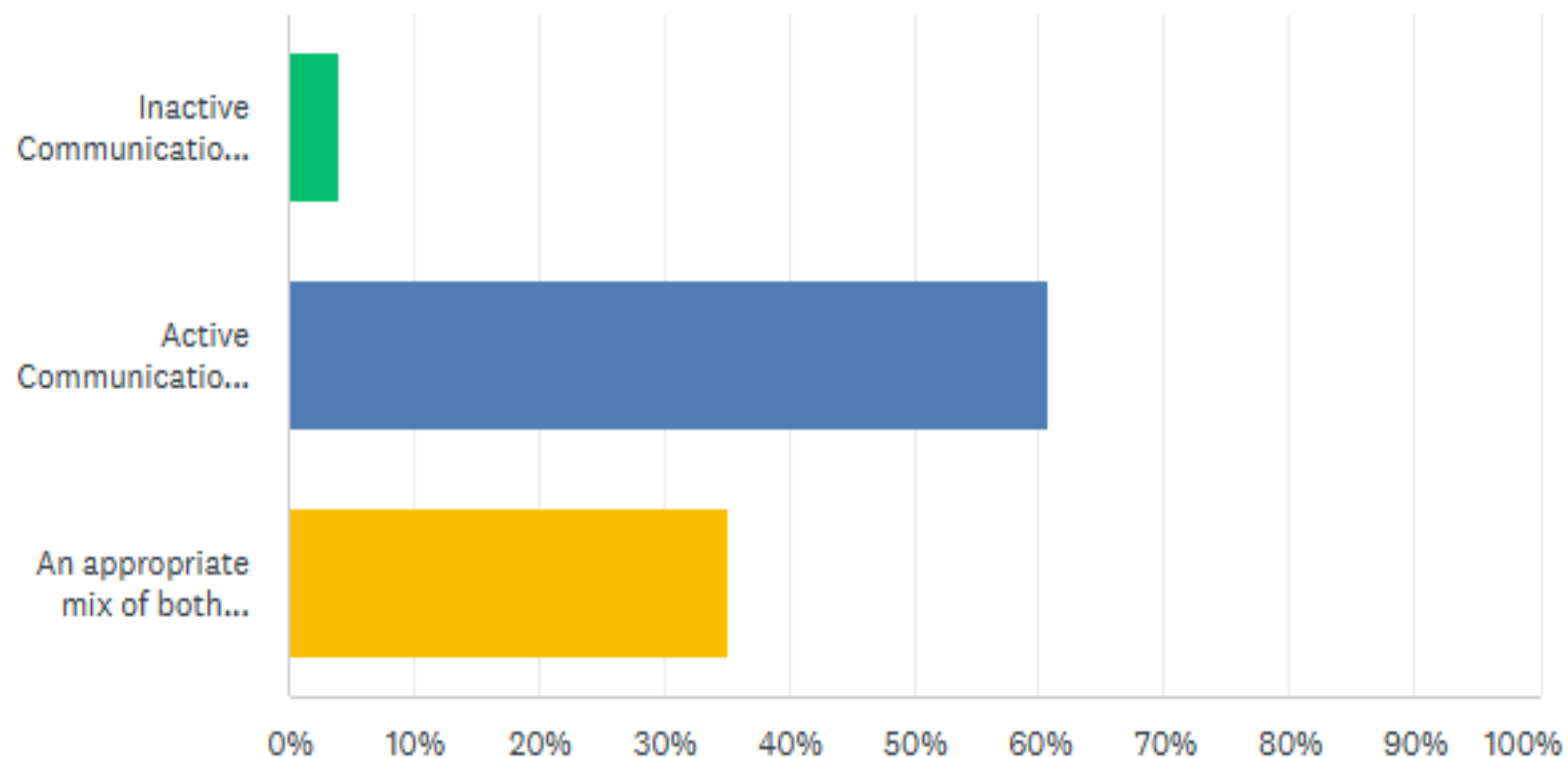
Are you aware that there is a covenant notification requirement to request permission from the Board prior to any exterior construction or removing a tree greater than 6" in diameter from the property (Covenant - Article VI, Sections 2 and 5E)?

Answered: 74 Skipped: 1



What type of communication do you prefer on HOA-related matters?

Answered: 74 Skipped: 1



Question 7 - Deb

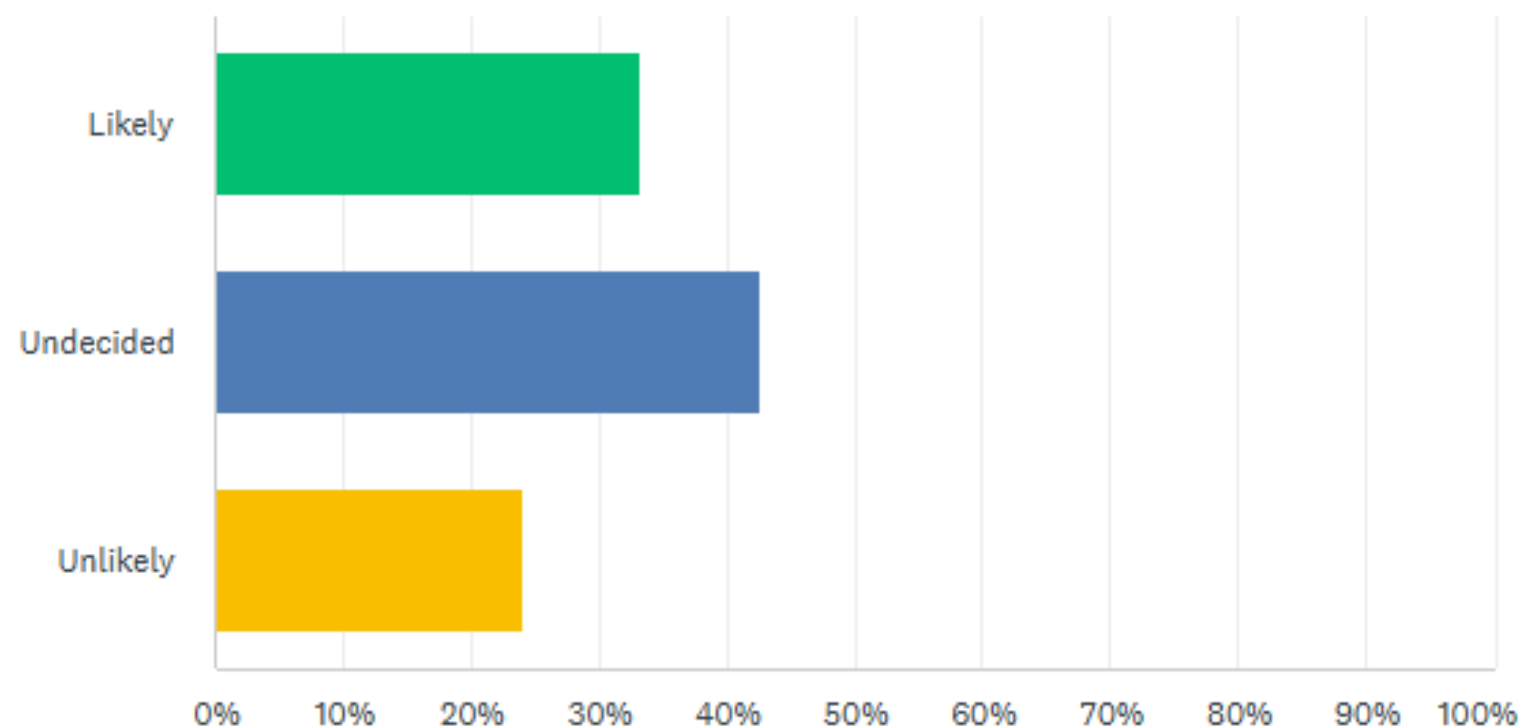
- What features would you like to see in community recreation areas (choose 1 or 2 such as; walking trails, bike lanes, community garden, resident only dog park, gazebo or pavilion outdoor gathering area, children's playground, ball court, etc.)? NOTE: Amenities funding is subject to results of the capital reserves study tentatively scheduled to begin in July of 2023.

Question 8 – Deb

-What other sorts of committees would you like to see established (such as; beautification, events, gardening, holiday decorating, etc.)? Please respond with 1 or 2 of your favorites or NONE OF THE ABOVE:

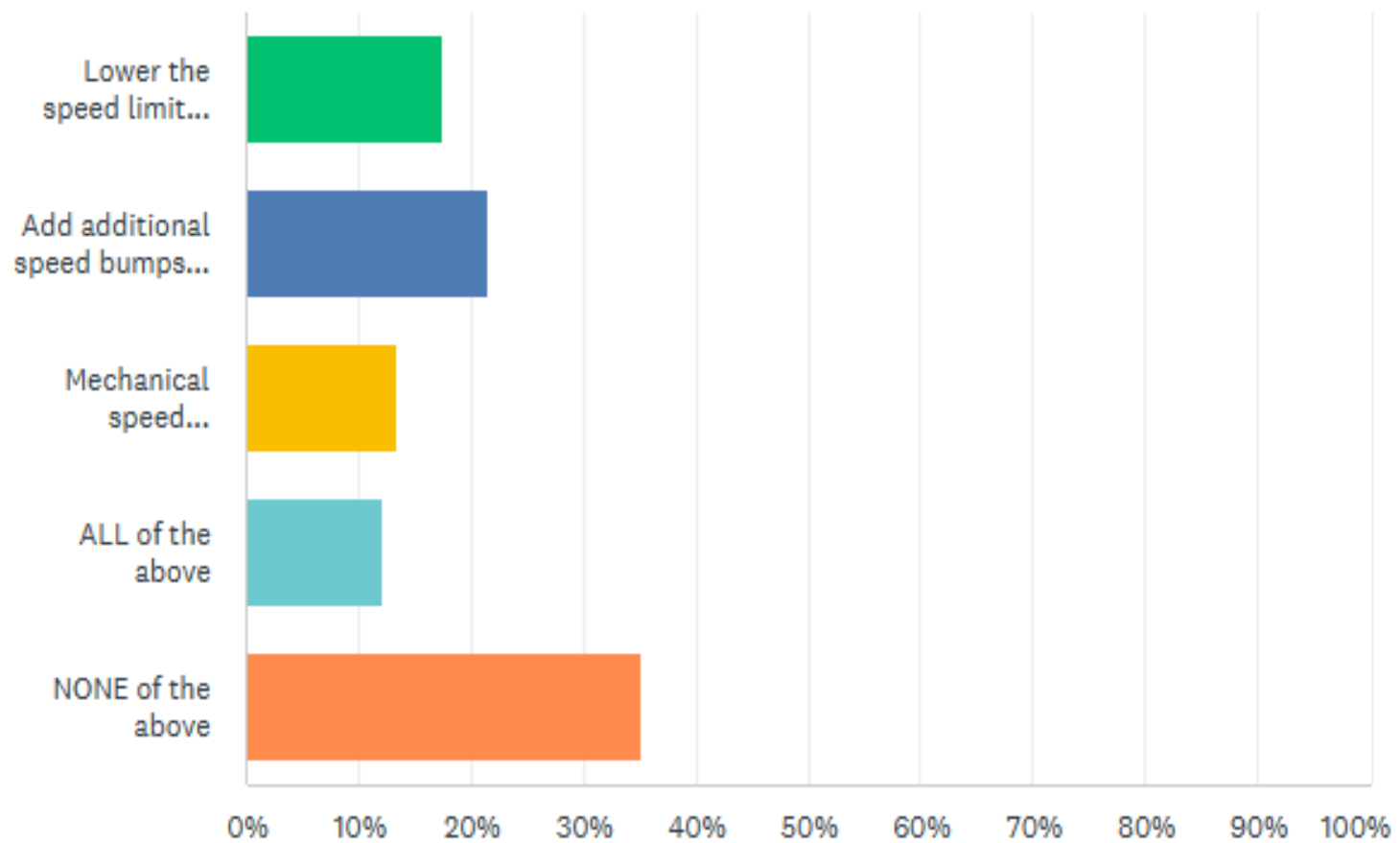
How likely are you to consider participating on a committee or volunteering for an event:

Answered: 75 Skipped: 0



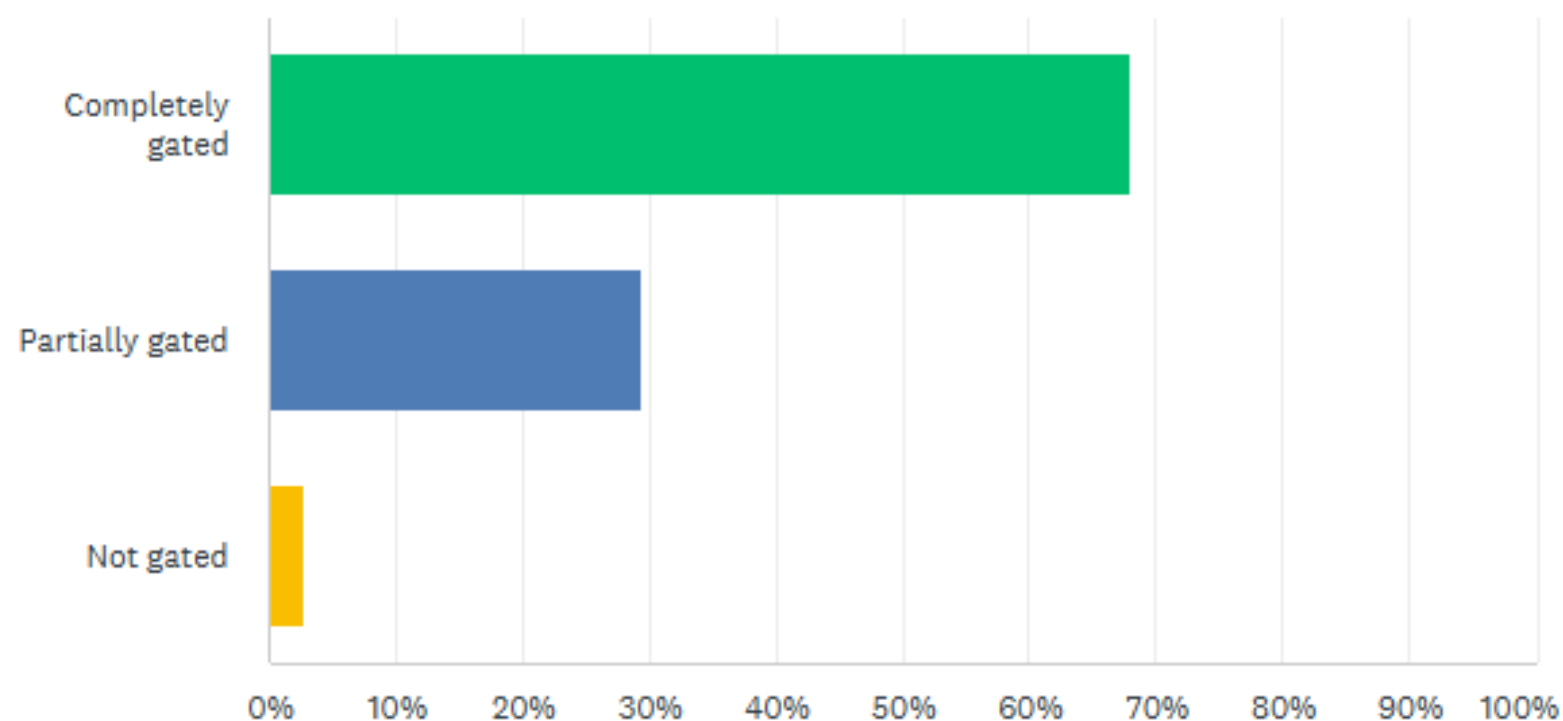
Which options listed below would you be in favor of to curb speeding in the development?

Answered: 74 Skipped: 1



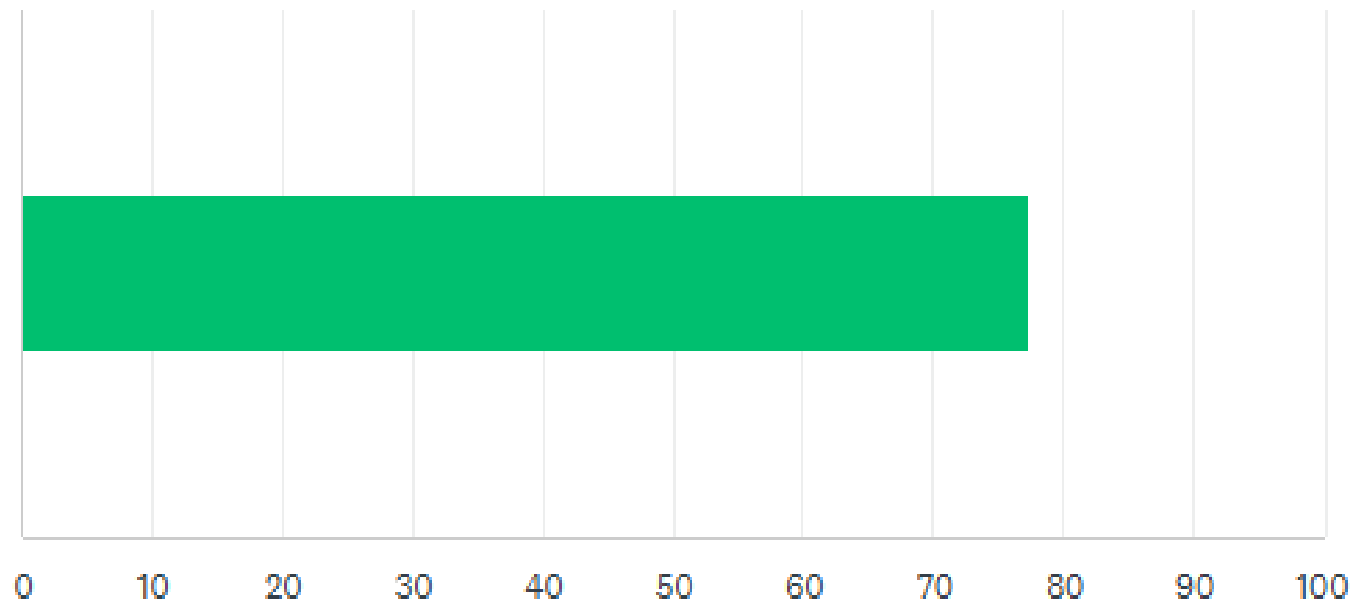
Understanding that there's a large cost associated with a fully gated community, how secure would you prefer our gates to be:

Answered: 75 Skipped: 0



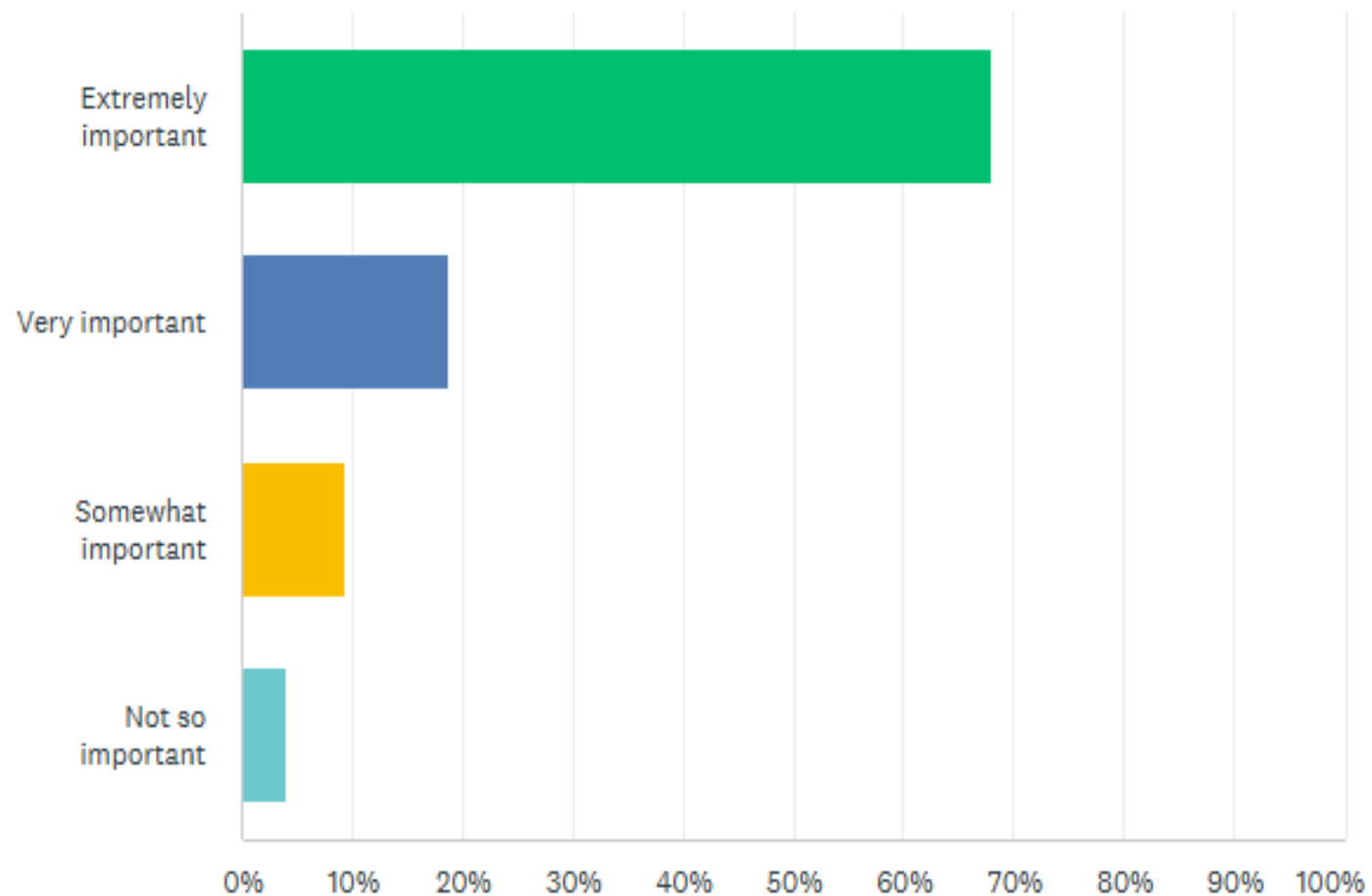
On a scale of 1 to 10 (10 being high), what is your preference in keeping Falling Waters a gated community?

Answered: 75 Skipped: 0



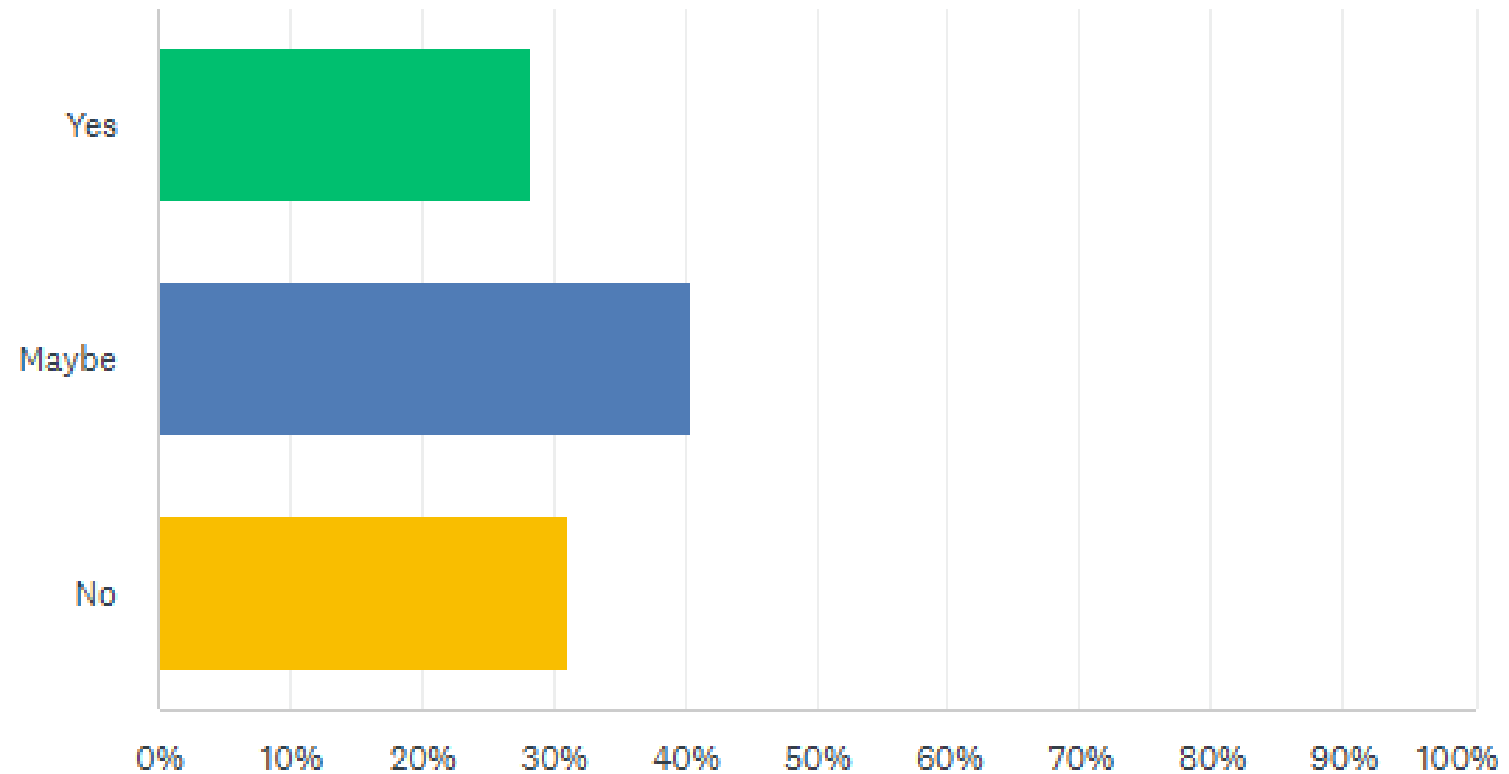
How important is video surveillance at the gates?

Answered: 75 Skipped: 0



Understanding that there is a large cost associated with changing the covenants, would you be in favor of changing ours for any reason?

Answered: 74 Skipped: 1

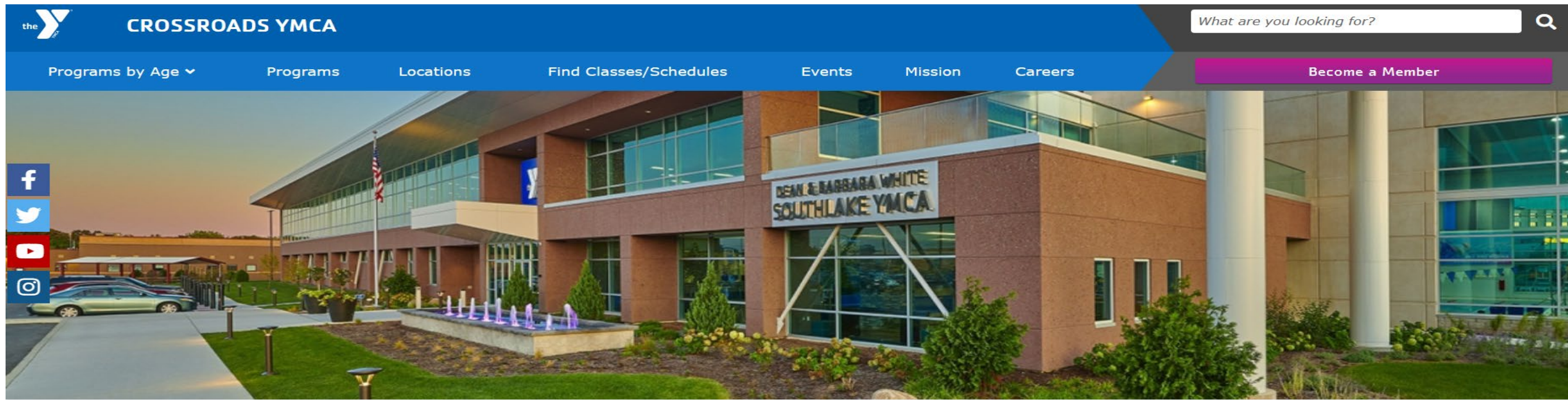


Questions 15 & 16 – Deb Mann

- #15: What revenue generating ideas can you suggest to help boost our road reserve fund?**
- #16: Any other constructive and respectful feedback you care to make at this time?**

YMCA Advantage – Crown Point, IN

<https://youtu.be/OQ78diYtxlA>



Membership Fees:

Seniors may be covered at 100% by Silver Sneakers

Membership Type	Monthly Cost	Yearly Cost	Joiner's Fee**
Family****	\$63	\$756	\$50
Youth (12-17)***	\$22	\$264	\$25
Young Adult (18-26)	\$27	\$324	\$50
Adult (27 and over)	\$43	\$516	\$50
Senior (65 and over)	\$36	\$432	\$50
Senior Couple (65 and over)	\$49.50	\$594	\$50

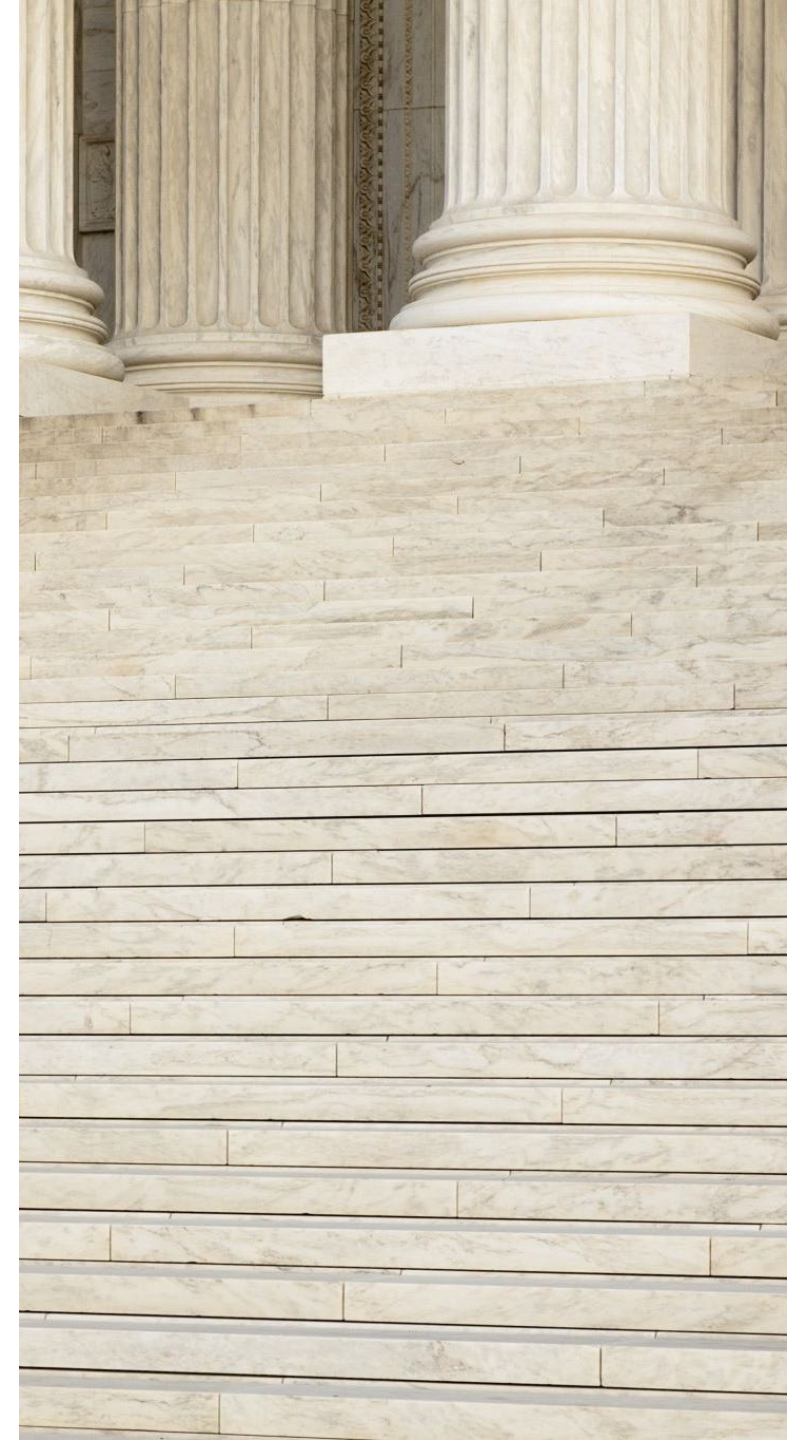
Volunteer Recognition:

- Please stand when you hear your name read:
- ACC (Mike Berta, Bill Schab, Eddie Moore, Greg Howell)
- Landscape Committee (Bill Schab and Eileen Plumb)
- Financial Advisory Committee (Craig Paden, Dave Cullom, Mary Lewis)
- Gate Committee (Sherri Cullom, Dave Cullom, John Konrady, Omar Estrada)
- Webmaster (Omar Estrada)
- Social Committee (Trisha Hylek and Morgan Brosch)
- And the FW Boards: HOA and Conservancy District
- and Jeremy too!



Legal Update – Nathan Vis

- **Executive Cottage Homes and Master Document**
- **FW Board Member Election Process & Developer Votes**
- **Engineer Indemnification**
- **Lien Update**
- **Flags and Freedom of Speech**
- **Developer Update**



Q&A

