



Falling Waters HOA- Executive Board Meeting Minutes

Date: Thursday August 8, 2024

Location: FW Clubhouse

Time: 5:00 pm

Invitees: Zac Garner, Lovie Davis, Reginia Hinrickson, Jessica Howell

Meeting called to order: 5:04pm

Roll Call: Zac Garner, Lovie Davis, Reginia Hinrickson, Jessica Howell

Director reports

President Zac Garner:

1. Meeting etiquette- follow meeting guidelines during different types of meetings
2. Gate pass for home at North end off of Division
3. Adam McAlpine review of services- bid other engineers to ensure community is getting the best service and price available
4. Comcast- Internet to back gate. Concern around cost. Zac to confirm with Kevin (S&K) on phone and internet fees for back gate. Goal to stay at or near current cost of \$335 through S&K
5. Items paid for by board- HOA monies are not spent on personal community members needs
6. Next community open meeting- committee budgets and board role budgets- breakdown of budgets for committees to set future boards up for success for budget planning. Short term and capital investments. Provide detailed budgets for future boards. Standardize events, activities, facility needs for community. Bring expenditures to next executive meeting so Reginia can plug into the budget.
7. Zac to work with First American on light pole at Levanno and Bergamo for insurance claim

Vice President of Operations Bob Devine (covered by Zac):

1. Fountain - Don and Eileen Plumb and Bill cleaned the Falling Waters stone and fountain at South gate- many thanks to them!
2. Road repair - timeline- Scheduled for the week of 8/26. Please be on the lookout for road workers.
3. Bike path/Walking lane approved - to be completed after road repairs. Please watch out for wet paint.

4. Snow removal - Collecting more quotes
5. Streetlights/front gate lights - Should be scheduled before the end of the month.

Vice President Lovie Davis:

1. Park/playground for community- Lovie to collect bids, work with Roxanne at Providence for playground plans from their other sites. Zac to send Lovie information from previous work he did on this project.
2. Social club event- Labor Day decorations, September- 9/29 Taste of Falling Waters, October- Halloween event 10/31 at clubhouse “warming station” with hot chocolate, December- volunteer recognition event at Clubhouse. Jessica to create flyers.
3. Sink repair in front gatehouse- new handle needed, Lovie has contact who will give quote to repair. Lovie to work with Bob on this.

Treasurer Regina Hinrickson:

New Business

1. Construction Deposits - Riley is working on validating outstanding refunds due back to construction companies.
2. Gate Stickers - Authorized purchase of 100 more due to increased building in community. Need to check with Riley for purchase. \$728.00
3. Tree Invoices - Bill was paid up front, all other fees/invoices are in individual Appfolio accounts.
4. Comcast Update - Covered by Zac
5. Standardizing Assessment Billing - Discussion
 - Recommend standardizing the assessment collections into a single process.
 - Change to standard twice a year payments.
 - Retain full amount of \$1,050 or discount rate of \$1,000 – only ONE.
 - Homeowners would have a choice to pay two equal parts or they can pay in full at the first due date. They cannot pay the full amount at the second due date.
 - Payment in full on the accounting side would be two transactions: half payment as usual and then other half would be held in “pre-paid” status until the next due date.
 - Late payment would then be accounted for at each mandated payment schedule date for a specific amount on a specific date.

- Currently there are too many different billing scenarios with the \$1050, \$1000 discount, single payment, double payment, and late fees. The accounting is difficult to track.
 - Difficulties also arise regarding first non-payment in January. How much was supposed to be paid – all or half? How should the late payment be handled?
6. Accounts
 - a. Operating Checking Balance: \$99,336.14
 - b. Capital Reserve Balance: \$95,009.88
 - c. Checking Balance (Refunds): \$41,900.00
 7. CDs
 - a. 6826: \$77,777 Interest rate: 4.85% Maturity date February 24, 2025
 - b. 7102: \$21,085.75 Interest rate: 4.5% Maturity date September 24, 2024
 8. McAlpine price increase from \$300 to \$400 for current home review projects or post construction projects.
 9. 2025 Budget
 - a. New Assessment Codes (Income)
 - i. 6110-0000 - Homeowners
 - ii. 6110-7000 - Vacant Lots
 - b. Meeting with 1st American
 - i. Initial Meeting - 23 August at 2:00 pm - their offices
 - ii. Follow On Meetings - TBD
 10. Website
 - a. Need Events to put on Website (Lovie)
 - b. Meeting in 2025 with First American to review contract renewal
 11. Christmas and Holiday Decorations
 - a. 1st American does provide holiday decoration and light services, if requested.
 - b. They will decorate only the front (south) entrance with heavy duty lights.
 - c. Cost is anywhere between \$500 and \$1,000.
 - d. 1st American will also provide procurement support. FW HOA may work through 1st American to procure heavy-duty lights at a discount/reduced cost.
 - e. Quote for wrapping front main trees, previous committee to decorate island area?

Secretary Jessica Howell:

1. Welcome care package for new residents - community member shared previous welcome package process- Jessica to ask Riley for upcoming closing/ move in dates. Make flyer with board contact and other relevant information, welcome card, possible small gift.
2. Send Labor Day email to the community
3. Violation reporting process- First American

ACC Business:

- Lots 37 and 38 potentially under contract, permission to bush hog the lots
- Providence has added a new Field Manager, George who will be dedicated to FW. Currently working with Brian who is still ACC POC.
- Open new home construction: 96 Cambe Ct application submitted, 744 Cirque application submitted, PRED Lot 176/24 Levanno application submitted

Old business-

1. Zac and Jessica - Complete the paperwork for the CD authorization name change-yes.
2. CD 7012 - Renewal Sep 25th (near term decision for use or renew)- CD will be retained and used if needed for road repairs. Balance to be placed back in another CD by years end.
3. Are there two (2) extra trash cans at the front gate for new community member use as back up- Zac confirmed cans have been delivered
4. Website - <https://www.fallingwatershoa.com> Any comments received? No comments, discussed visibility to site, will add link to Facebook for easy reference.

New business-

1. Community open meeting to move from October 10 to October 17, 2024 at 6:00pm at the Cross of Christ Church located at 99 South County Line Rd. Crown Point, IN 46307.
2. Thank you to Shawn Hudecek for donating four large iris plants to the landscaping committee. These have ben planted at the South side of the front wall.

Meeting close: 8:15pm