



## Falling Waters HOA- Executive Board Meeting Minutes

Date: Wednesday, September 11, 2024

Location: FW Clubhouse

Time: 5:30 pm

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

Meeting called to order: 5:41 pm

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

**Announcement:** Jessica Howell- Resignation from the Board of Directors. Please see attached letter.

### **Director reports**

#### President Zac Garner:

1. Patch paving complete
2. Special meeting for walking/biking paths- October 1st 6:30pm at the Clubhouse
3. New lights at South gate installed
4. Budget items to review for actual budget
5. Taste of FW event- requested review of event by community- discussed details around the event. - Decided event would move on. Details to be provided to Riley and Facebook post.
6. New deeded lots- Lot 1 and 78 have been deeded over to the FWHOA from FWA.
7. Invoices vs. service contracts- gate company. Back gate invoices to be approved or denied- to review these invoices in Appfolio.

#### Vice President of Operations Bob Devine (report given by Zac) :

1. Lights- electrical company has been out to look at lights. Conversation with FWA over infrastructure and utility hook ups in the back half of the community.
2. Utility research- light pole mapping
3. South guard house shutdown to be scheduled for October 1st. Going to try to have the sink and water valve fixed at that time.
4. Having issues finding replacement bulbs for current street lights.

Vice President Lovie Davis:

1. Park/playground for community- update. Committee to develop a plan for this. Work on this project in phases.- It was again explained that this would need to be a plan worked out with the Conservancy district as a partnership as HOA does not have the protection to be responsible for a full park.
2. Social club event- Taste of FW, discussed above
3. HOA questions and budget

Treasurer Regina Hinrickson:

1. 2025 budget build
2. Certificate of Deposit renewal- CD valued at \$21,359.60 renewal or redemption on 9/24/2024

Secretary Jessica Howell:

**Old business-**

1. Sink repair in front gatehouse- new handle needed, Lovie has contact who will give quote to repair. Lovie to work with Bob on this.
2. 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.- Regina to confirm amount
  - 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?
  - f. If we have any community members interested in being part of the holiday decorations committee please email the board or riley to let them know.

**New business-**

1. Community complaint about construction beginning before approval- Regina to work with Riley
2. Homes that have exceeded build time per covenants- Vote to follow fine structure. Unanimous vote to follow the fine structure as written.

3. CD valued at \$21,359.60 renewal or redemption on 9/24/2024. Vote to cash in the CD for roads- unanimous to cash in for road fund.
4. A list of community violations was provided. Warning letters sent out for first time offenses and fines sent out for repeat offenses.
5. The board will begin to accept letters of interest and resumes if members wish for the open directors position.

Meeting close: 9:05 pm

September 11, 2024

Dear Falling Waters HOA Board of Directors and Community,

Serving on the HOA Board of Directors for the past 6 months has been a complete honor for me. It took perseverance to get where we are today, and I am forever grateful for the support the community has provided. It's difficult for me to inform you of my decision to step down from the Board of Directors. As my late father always told me, "don't quit, keep going!" I don't look at this as quitting, yet following the latter part of his statement as I see it is needed in other parts of my life at this moment in time. I will keep going when it comes to being an advocate for this community and a good neighbor to all of you.

Thank you for allowing me this opportunity and I wish the current Board of Directors and ones to follow the absolute best in the great efforts they make for our community.

Sincerely yours,

Jessica Howell