



## Falling Waters HOA- Executive Board Meeting Minutes

Date: Tuesday, October 8<sup>th</sup>, 2024

Location: FW Clubhouse

Time: 5:30 pm

Invitees: Zac Garner, Bob Devine, Lovie Davis, Regina Hinrickson,

Meeting called to order: 5:25pm

Roll Call: Zac Garner, Lovie Davis, Regina Hinrickson,

Prior meeting minutes approved – Motion made all approved

Special Announcements: None

### **Director reports**

#### President Zac Garner:

1. ECH HOA has elected a 3-person board. Handover of control will be scheduled for November 1<sup>st</sup>. Any scheduling or booking of the ECH Club house needs to be run through Judy Maicher going forward.

2. Riley Baros from 1<sup>st</sup> Am needed to resign for personal reasons. Mario Barcenas was hired back and will be servicing just falling waters community.

Please make sure you are using the [fallingwatershoa@1stpropertymanagers.com](mailto:fallingwatershoa@1stpropertymanagers.com) email address for all issues or needs with the community.

3. Landscaping committee did a great job planting over 100 new plants in the neighborhood. All plants were donated by community members.

4. Review of current policies – Vote in new business

5. Comcast not willing to run cable to north gate. Other options being investigated.

6. Follow up on Bike/walking Lane Special meeting – Vote to take place in new business

7. New elections committee to be formed – Anyone with interest in this please email [fallingwatershoa@1stpropertymanagers.com](mailto:fallingwatershoa@1stpropertymanagers.com) . Thank you

8. We have an open director's role - Interested candidates should email [fallingwatershoa@1stpropertymanagers.com](mailto:fallingwatershoa@1stpropertymanagers.com) to be considered.

9. Insurance check received to fix broken streetlight and pole on Levanno, from storm. – December ship date est.

10. Snow plowing and salting contract signed with Midwest Marine.

11. Halloween Gate hours 4:30pm? Does anyone want to work the gate that night?

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

1. Streetlights- Quotes have been received for hook-ups. For the north side of the neighborhood, we have a not to exceed quote in the amount of \$14,550 to just get electrical to those poles. This does not guarantee that the lights will work. It has been stated that past boards had made the decision to use parts off some of these poles/lights. An email was sent to FWA to see if the final light hook-ups were part of the continuing infrastructure. They were unaware of any documentation that would require them to complete any infrastructure/utilities. We are providing some further information.

2. Streetlights – Hoods and Bulbs. We have reports of streetlights being out throughout the neighborhood. Issue is the current hoods, bulbs or retrofits that were used as a replacement are no longer available. Retro fitting is proving to be difficult and possibly not even an option. Also, past hood designs with bulbs are also no longer available. Complete replacements could cost as much as \$6,000.

3. South gate Guard house sink fixture replaced. Float valve for pits replaced. Shut down of waterfalls and winterizing should happen within the next 2 weeks.

Vice President Lovie Davis:

1. Park/playground follow up – Still would like to see this happen. It was explained by other board members that this project would need to be a project that is done in partnership with the CD. Liability issues, safety and other concerns were discussed.
2. Halloween event – It was decided by a majority of the board members that this event wouldn't take place at the ECH -Club house.

Treasurer Regina Hinrickson:

1. Budget
2. Assessment Fees
3. New policies to look into for 2025
4. Architecture Form review

Secretary (open) (shared by Zac and Reginia):

1. Report of house under construction without valid building permit. Sent to first AM to report to county.
2. Legal letter sent to address golf cart violations
3. Recreational vehicle violation warning sent out.
4. Please report any unsafe drivers, speeders or stop sign violators to the following:  
<https://www.portercountysheriff.com/projectsaferoads#:~:text=The%20PCSO's%20Project%20Safe%20Roads,Division%20for%20the%20area%20reported>
5. If you are interested in joining the board to help out this section could be yours!!! Please email [fallingwatershoa@1stpropertymanagers.com](mailto:fallingwatershoa@1stpropertymanagers.com) Thank you.

#### Old business-

1. Christmas and Holiday Decorations – Reginia to coordinate with First AM. Zac to put together holiday decoration committee, possible workday to complete all work. anyone wishing to join in please email [fallingwatershoa@1stpropertymanagers.com](mailto:fallingwatershoa@1stpropertymanagers.com)

If we have any community members interested in being part of the holiday decorations committee or work group, please email [fallingwatershoa@1stpropertymanagers.com](mailto:fallingwatershoa@1stpropertymanagers.com)

2. Community complaint about construction beginning before approval- Reginia to work with First AM on letter.

#### New business-

1. Bike/ walking lane – 4-0 vote to not proceed.
2. Current policies updated/confirmed – 4-0 Approved / confirmed. New policies to be updated and posted as soon as completed/able.
3. New fine and fee schedule – approve 4-0. Current amounts to stay in affect throughout this year. Any increase in fees or fines will not take place till January 1<sup>st</sup>.

Meeting close: 9:31pm