

Minutes for Falling Waters HOA Meeting

Date: Thursday January 4, 2024) / Time: 5:30pm

Location: Cross of Christ Lutheran Church

Called to order at 5:31pm by Morgan Brosch

Board Members Present: Morgan Brosch, Lovie Davis, Babe Woodward, Ben Plesha, and 1st American Management Company

Presentation of Reports:

1. *Financial Report was provided as:*

- a. Month Ending 11/30/2023 (No data available for 12/2023 yet at this time)
 - i. Total Assets = \$190,471.05
 - ii. Total Operating Income = \$21,201.31
 - iii. Total Operating Expense = \$28,025.00
 - iv. Net Income = \$-6,823.69
 - v. Homeowners Delinquencies = \$13,974.50

2. *Manager's Report:*

- a. Resignation of Mike Berta was announced. The announcement of the open Director's position was announced.

3. *Committee Reports:*

- a. ACC Report was provided as:
 - i. Lot 125 – Viking – presold Received November 1st – over 30 days – Construction underway. ACC recommends approval. Identical to Lot 4 currently under construction by front gate.
 - ii. Lot 128 – Providence Received Oct 28th – over 30 days – Construction under way (paused), ACC does not recommend without changes – almost identical to Lot 127 with 3-car garage (tract housing), Critical Drainage issue – needs follow up before occupancy permit issued. Swale on West property line cannot exceed height of storm drain on the SW corner of the lot.
 - iii. Lot 129 – Providence Received Nov 9th – over 30 days – ACC recommends rejection – design not suited for corner lot, very similar to Lots 127 & 128 (tract housing).
 - iv. Lot RP 53 – Viking Received Nov 1st – over 30 days, ACC recommends approval – Identical to 72 Levanno Drive for reference.
 - v. Lot RP 12 – Providence – presold/received Nov 9th – over 30 days – Tree removal approved. ACC recommends rejection – design not suited for corner lot.
 - vi. Lot 70 – Providence, not formally received by ACC yet. Tree removal approved.
- b. Social Committee report was provided as:

- i. Ice cream social event put on by Morgan Brosch, Trisha Hylek and chairperson, Lovie Davis on 5/27/2023 was successful, with many participants which included inflatables and ice cream for the kids.
- ii. Halloween event for the kids within the community, coordinated by the Social Committee.
- iii. Cookies and Hot Chocolate with Santa held December 15th at the Clubhouse, coordinated by the Social Committee was a success.

Old Business:

- a. Discussed that any services needed will have checks and balances with it, and for any new services, 3 bids will be required.
- b. Morgan Brosch presented the Code of Ethics, Mike Berta signed the Code of Ethics in November, 2023.
- c. There was concern around an \$83k delinquency, carried over into 2024. Financials for 2023 have not yet been fully reviewed.

New Business:

- a. *Open Meeting Schedule (combined with Homeowner's Forum)*
 - i. Residents shared concern around email miscommunication, and communication processes in general. This also included a "do not reply" email which used to come from 1st American. The HOA and 1st American will work together to develop a more streamlined approach to how residents are informed of all happenings within the community.
 - ii. Residents were concerned of the current Board not being legitimate, where Babe Woodward and Ben Plesha were voted on, in result of a meeting which occurred on December 29th. FWA Development LLC provided details around the December 29th meeting logistics and results. FWA Development LLC provided legal documentation assigning them rights as the Developer during the bankruptcy purchase transaction which took place in 2016.
 - iii. Residents were concerned of how 2 previous Board members (Izabela Bebekoski and Deb Mann) had been removed from the Board.
UNSURE OF RESPONSE
 - iv. Residents expressed desire to hold a special meeting for re-election for a new Board, prior to the upcoming election meeting in March. The Board agreed, date TBD.
 - v. Residents expressed to review all public legal matters be available for their review. The Board agreed. This material should be reviewable via the Falling Waters HOA website.
 - vi. Residents expressed conflict of interest of Babe Woodward being on the Board.
 - vii. HOA residents expressed concern around "tract houses" being built. It was discussed that there is intent to work with builders to improve upon their designs – (all new construction is reviewed by the ACC Committee).

- viii. There were concerns of the Covenants needing to be refreshed. The Board agreed and will review at a later date when Board and Community relations improve.
- b. Annual Events Calendar:
 - i. The HOA Board would like to establish a calendar of events, good through 2024.
- c. Special Events”
 - i. The HOA Board would appreciate event ideas from adults and children (for both adults and children), to enjoy for the 2024 calendar year. Any and all feedback from residents, parents, and children for events they'd like to attend or be part of, would be great.
- d. Committees:
 - i. The HOA Board would like to hear ideas for new committees to be formed, as well as participants and volunteers for new and existing committees.
- e. Vacant Board Position:
 - i. With the resignation of Mike Berta, the Director Position is vacant.

Morgan Brosch made a motion to adjourn the meeting, Babe Woodward second the motion at 8:09pm.