**Minutes for Falling Waters HOA Meeting**

Date: February 19, 2024) / Time: 5:30pm

Location: Cross of Christ Lutheran Church

Called to order at 5:31pm by Morgan Brosh

**Board Members Present:** Morgan Brosch, Babe Woodward, Ben Plesha

**Presentation of Reports:**

1. *Financial Report was provided as:* 
   1. Month Ending 12/31/2023
      1. Total Assets = $300,218.06
      2. Total Operating Income = $139,855.47
      3. Total Operating Expense = $29,658.46
      4. Net Income = $110,197.01
      5. Homeowners Delinquencies = Not Available at this report.
2. *Manager’s Report:*
   1. Resignation of Mike Berta was announced. The announcement of the open Director’s position was announced.
3. *Committee Reports:*
   1. ACC Report was provided as:
      1. Lot 298 – Denied 1/25/2024. Changes were requested for corner lot. It’s been marked to build/lot is cleared.
      2. Lot RP12 – Denied 1/11/2024. Changes were requested for corner lot. It has been marked to build/lot is cleared.
      3. Lot 55 – Approved 2/7/2024. Different house design requested, on remaining Viking lots.
      4. Home improvement request for lot T21 – Pool installation (cottage home), approved 2/15/2024 by the board.
   2. Social Committee report was provided as:
      1. No report at this time.

**Old Business:**

1. Vacant Board position available.
2. Discussed that any services needed will have checks and balances with it, and for any new services, 3 bids will be required.
3. There was concern around an $83k delinquency, carried over into 2024. Financials for 2023 have not yet been fully reviewed.
4. 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.
5. 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.
6. Residents were concerned of how 2 previous Board members (Izabela Bebekoski and Deb Mann) had been removed from the Board.
7. 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.
8. 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.
9. Residents expressed conflict of interest of Babe Woodward being on the Board.
10. 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).
11. 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.

**New Business:**

1. *HOA Financial Audit - Obtaining 3 quotes to complete overdue financial audit.*
2. Annual Events Calendar:
   1. Nothing to report at this time.
3. Special Events”
   1. Nothing to report at this time.
4. Committees:
   1. ACC: - Nothing to report new at this time.
   2. Financial: Please see Financial report at the beginning of the meeting.
   3. Ongoing - 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.
5. HOA Attorney Representation: It was announced that Eric Neff would be assuming responsibilities of representation. After further discussion, it was determined that the Board would interview 3 options as suggested by the community.
6. Introduction of Nominees for upcoming New Board Vote: - Nominees presented themselves to the attendees.
7. Vacant Board Position:
   1. At the time if this meeting, there was (1) vacant position available on the Board.
8. Recommendation for Covenants to be updated/refreshed. (Also effecting halted corner lot projects which currently meet the covenants).
9. Residents had questions about frost-laws, and signage for said laws to be posted within the subdivision.

Morgan Brosch made a motion to adjourn the meeting, Babe Woodward second the motion at 7:29pm.