



Falling Waters HOA Membership Meeting Minutes

Date: October 17, 2024

Location: Cross of Christ Lutheran Church

Time: 6:00 p.m.

Meeting called to order: 6:00pm

Board Members Present: Zac Garner, Bob Devine, Regina Hinrickson, and Lovie Davis

Community Attendance: Please sign in

Motion to approve previous meeting minutes from July 11, 2024. Motion made by Lovie, motion carried all approved.

The Board would like to thank Jessica Howell for all her work on the 2024 HOA Board.

Director Reports

Zac Garner, President:

1. Executive Cottage Homes (ECH) HOA
2. 1st American Management
 - a. Mario Barcenas Return
 - b. Mario will be at the gatehouse on Wednesdays from 9:00 am to 4:00 pm
3. Landscaping Committee
4. Holiday Decorating – Sub-committee, Please reach out to Fallingwatershoa@1stpropertymanagers.com Subject line – Merry Christmas
5. Review of Revised and Updated Policies & New ACC New Home Construction Application
6. New Elections Committee – Send email to Fallingwatershoa@1stpropertymanagers.com if interested.
7. Halloween Gate hours – To ensure the safety of residence and kids on the streets we will be closing the gates at 4:30 p.m.
8. Utilize these Emails
 - a. Fallingwatershoa@1stpropertymanagers.com
 - b. FallingWatersHOACrownPoint@gmail.com

Bob Devine, Vice President of Operations:

1. Current Streetlight retro fit pricing has been received. We will be trying to address those issues of lights not working as soon as possible. If you live near a street light that is not working at night and has worked in the past please email

Fallingwatershoa@1stpropertymanagers.com so we can make sure we have a comprehensive list.

2. We have vetted quotes for the northside streetlight to be hooked ups. Current not to exceed amount is almost \$15,000. This is not guaranteeing lights will work. It only guarantees that proper power will be run to them. Board will review budget once current lights are updated.
3. Light pole on Levanno and East Bergamo will be replaced in December or possibly January. Shipping timeline is currently early December.

Lovie Davis, Vice President:

1. Halloween HOA Sponsored Event at Clubhouse is cancelled.
 - a. Lovie will be at the south gate house to help with gate entry and passing out candy.
2. Lovie also expressed her desire to work with the CD on future park plans.

Reginia Hinrickson, Treasurer:

1. Account balances as of October 14, 2024:
 - a. Operating account: \$93,996
 - b. New contractor refund: \$36,600.00
 - c. Reserves: \$99,717 (roads, gates, etc.)
2. 2025 Budget Review

Old Business:

1. Pedestrian/Walking Lanes – Vote taken at executive meeting on the 8th. Motion did not pass.
2. Open Director's Position - Send email to Fallingwatershoa@1stpropertymanagers.com if interested.

New Business: No New Business

Community Discussion:

- Concerns over the budget not including enough money next year to fix all streetlights was discussed. Currently, the Board will prioritize current working light repairs with funds from 2024 budget and work towards the addition of adding new hook-ups and lights to the areas on the northside.
- Concerns over the budgeted cost for replacing the landscape lighting around the south gate was discussed. A community member will provide the prior companies contact information for who worked on the lights before, so they can also provide a quote.
- Concerns over the Board not charging enough for dues was brought up.
- Discussions were had about some items of the budget on current payments being actuate. It was discussed that if it hasn't posted or a bill hasn't been received yet we aren't able to post it. We also still have three months till the end of the year. The current items provided are only current through September.

- New application for new home builds was discussed and the changes. Contractors will now need to provide as-builts and proof of completion of construction to received deposit back.
- Money has been budgeted to have covenants revised.
- Drains being run to the roads needs to be addressed and make sure that builders are no longer able to run drainage to the road. 20' back from road.
- A community member brought up they had difficulty entering at the North (back) gate.

Meeting Close 7:52 pm