



**Falling Waters HOA
Executive Board Meeting Minutes**

Date: 13 February 2025

Location: Clubhouse, Cottage Homes

Time: 5:30 pm

Invitees: HOA Board Members

Meeting called to order: 5:32

Roll Call: Zach, Reginia, Bob, Marty Lovie @ 5:37

Motion to approve old meeting minutes: Motion made and approved.

Director reports

President Zac Garner:

1. Election packets are put together. They will shipped out by the 20th of February or earlier.
2. Nine (9) candidates are running for the board's four (4) open roles.
 - a. **Michael Hayes**
 - b. **Reginia Hinrickson**
 - c. **Nancy Ellis**
 - d. **Sonia Hedge**
 - e. **Lovie Davis**
 - f. **John Saltzman**
 - g. **Sherri Cullom**
 - h. **Mark Langbehn**
 - i. **Marianne Moore**
3. Transition between boards - Ensure to provide availability for transitioning responsibilities and any documentation that an incoming Board member might need.
4. New security contracts for approval. Zac has met with a new gate and security contractor, SDI. (Bids received from two (2) other vendors). New contract will not exceed current budgeted yearly service expenditures and not exceed three (3) years. This will be a fully updated and state of the art gate and camera system for both gates. Community options for cell phone access might be available. New board to discuss.
5. Detailed review of inflated security invoice for the gate repairs has been requested. Challenging current invoices and requesting detailed bills. Lawyer has been sent all the information.

Vice President of Operations Bob Devine:

1. Patching repair for pothole in spring 2025 quote \$1,975. Unanimously approved.
2. Streetlights to be adjusted - Hyer to make these arrangements. Hoods are not pointed at the street in some areas.
3. New gate damage. Need to file an insurance claim and look into gate options to minimize these problems.
4. New electrical runs for lines cut by contracts and builders.
 - a. Cirque and Levanno - \$970
 - b. Kitell and Verdanno - \$1,029
 - c. Druim and Mattico - not to exceed \$3,500.
5. Lon Marchel from Providence has approved paying for the electrical repairs for the streetlight at Cirque Dr and Levanno.

Vice President Lovie Davis:

1. Requests to speak on the Elections committee.

Treasurer Regina Hinrickson:

1. **Accounting as of February 8, 2025**
 - a. Operating Budget: \$214,668
 - b. Contract Refunds: \$21,200
 - c. Reserves: \$203,809.77
2. Meeting with Republic tentatively February 17, 2025.
3. Meeting with 1st American Management February 21, 2025.

Secretary Marty Doyle:

1. Confusion over Code of Ethics. It states it is to be signed at the time someone assumes a position on the board. We have now stated in our new Election process that it is required to be signed to run. The election process can have its own requirements. It does not make the language wrong on the Code of Ethics, but the policy to run requires that it be signed prior too. The board at that time could decide if they wanted to have new CoE's signed upon assuming their roles or use what was signed already. It also covers directors who are added midterm who might not have run an election to be appointed.
2. The notice we sent out to the community on January 15th had listed that the deadline for nominations would be February 5th; however, the election process we approved in our meeting last month and passed out at the meeting had nominations must be received by February 6th. This is causing confusion. We should just adjust the Election process policy to state "Nominations must be received within 21 days from the notice of elections, in the HOA mailbox at 102 Levanno Drive or emailed to the requested email

address listed in the notice." Since we are going to use the longer of the two dates and since the policy was approved most recently that document would take precedence.

3. Don Plumb wanted us to add to the contractor's application and building guidelines that water run off sump pump lines needs to be 20' back from the curb of the road. It should actually be 20' from your property's boundary lines. People running water lines to the back of their yards also should not run them to the property line. That just floods the neighbors behind them or next to them. Adding a new section to ACC requirements for new construction and home improvement.

Old Business:

1. The Board will meet with Republic on the Annual Trash Contract for review and negotiation. Meeting scheduled for February 17th at 1100 am.
2. Comcast cutting of electric line to light pole on Verdanno Terr. and Ketill - First AM is still following up on this.
3. FW HOA updated Election process. Removing language in paragraph 4, 3rd sentence. Board has approved. Explanation - Due to threats of legal action, the board had our legal team review this clause. It was decided that removing the family connection and potential conflict between inner community boards could be looked at as a civil violation of someone's rights since it is not included as a restriction within our Covenants. The board would like to reiterate that this clause was not done to restrict or keep anyone from being a member of this Board. At the time this decision was made there was no known candidate running for election that this policy would have affected. It is still our belief that we should have and work toward eliminating all potential conflicts of interest and do our best to keep power balanced throughout the neighborhood. We do respect the legal advice provided which is why the change has been made. New policy is posted on the website.
4. Providence has communicated to the Board that they are planning to install the driveway for the model home in late spring or early summer of 2025.
5. Emails and quotes have been sent to FWA on electric runs needed for the north end streetlights. No responses received yet.

New Business

1. Investigate eliminating the overgrown poison ivy up front.
2. Possibly need a "Hold Harmless" Agreement/contract to release HOA of liability when volunteers are doing work within the subdivision. Sent to legal.
3. Vote on new security, gate, and camera system. New system not to exceed current yearly budgeted service contracts and not to extend past three (3) year warranty period. Unanimously approved.
4. \$1,975 Site services patching repair for potholes in spring 2025. Unanimously approved.

5. New electrical runs for Street light lines cut by contractors and builders.
 - a. Cirque and Levanno - \$970 (To be reimbursed by Providence)
 - b. Kitell and Verdanno - \$1,029 (Should be reimbursed by Comcast)
 - c. Druim and Mattico - not to exceed \$3,500.

Bid was unanimously approved.

6. Board has approved adding drainage language to New Home Construction and Request for Home Improvement forms. These will be under a Conservancy District requirement section. Both new copies are posted on website.

Meeting close: 7:20 PM