

Falling Waters Executive Board Meeting Minutes

I. Call to order-at 5:00 PM


II. Roll call

- a) Officers Present: Sonia Hedge, Mark Langbehn, Marianne Moore, Zac Garner and Sherri Cullom

III. Motion to Approve-The Executive meeting minutes from April 29th were approved 5-0 via email April 8th, 2025 Meeting-Approved 5-0.

IV. Old Business:

- a) Street Lights-North Half Locates complete and trenching to begin soon.
- b) Zac Garner suggested to seek out different Street light poles and fixtures for the north half. After discussion, some of the board members had concerns about having different light fixtures and poles in the north half of the subdivision from the south half. Subsequently, a motion was made to award Hyre electric a contract to fabricate 6 new ballasts for \$3,815.00 for the north half. The motion carried 4-1.
- c) Mark Langbehn to get a quote to get the next three streetlights powered up for the north half.
- d) Bridget to provide an update for the light repair that Xfinity is responsible for when they damaged the underground wires during construction.
- e) **Playground**-FWCD reported the playground will cost around \$30,000.00 for equipment, landscaping, mulch, edging, land bridge and a picnic table. Donations have been obtained from different contractors who have performed work in the community. The FWCD is looking for a donation of \$3,500.00 from the HOA. Zac Garner wanted assurances that the FWHOA will not have any liability for the park. Mark Langbehn




explained the property the park will be located is owned by the FWCD so it should not be an issue.


- f) Speed bumps-Mark Langbehn suggested that speed bumps should be installed by the park to protect our children. Multiple residents on Bergamo Ln east requested a speed bump. Using cameras to slow down speeders was also discussed. Mark Langbehn will take these issues to the safety committee for further discussion.
- g) Republic trash contract- waiting for 1st American to review quote and see if they can get the quote any lower.
- h) 1st American Contract- Mike Bottos is working on the language of the contract. Mark Langbehn will contact Mr. Bottos to set up a meeting for finalization of the contract.
- i) Gates-Confirmation that the new gate key pad entry system will be provided at no cost to the community. It will not be available until sometime in June. The Monthly charges will be renegotiated. After the discussion by the Board, the closure of the south gate has been tabled for now.
- j) Greenview has installed the mulch on the corners and at the front gate.
- k) The Board will have access to the Falling Waters Website email.
- l) Sherri Cullom to pick up the legal files from Craig and Craig.
- m) It was verified with Porter County dispatch that they know the pin code to enter the subdivision if they need to access the subdivision quietly and without sirens.
- n) Online streaming platforms for meetings was discussed. Attorney Vis has advised against using them. 1st American could help stream on Teams for free. The Board agree that the budget meetings should be streamed on a professional platform. Facebook live is not a professional platform to stream meetings.


V. New business



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- a) Committees were assigned.
 - i) Mark Langbehn-Safety Committee
 - ii) Sonia Hedge-Covenant Committee
 - iii) Sherri Cullom-Gate Committee
 - iv) Marianne Moore-Beautification Committee
 - v) Zac Garner-Social Committee
 - b) Online voting platforms were discussed.
 - c) Next meeting the Board will review questions for the questioner that will be going out to the community.
 - d) Providence Meeting Report
 - i) Mark Langbehn and Nancy Ellis attended the meeting. Providence was told their driveway was approved. Providence has 20 more lots to build on. Mark Langbehn asked for different elevation styles. Providence will donate \$5,000.00 towards the construction of the park. Providence is aware their model home agreement expires in November.
 - e) Vegetation screens for corner lots that have pools are missing at two different homes. Going forward this should be required on the ACC checklist.
 - f) Mission statement was discussed. Sonia Hedge will work on this.
 - g) Letter to be sent to a lot owner for overgrown weeds.

VI. Treasurer Report: Zac Garner

- a) Accounting as of May 13, 2025:
 - i) Operating Budget: \$199,543.02
 - ii) Contract Refunds: \$25,200.00
 - iii) Reserve \$207,220.56 (Res CD1 & CD2)
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b) Delinquencies as of March 27th, 2025:

i) Homeowners \$19,624.49 (split payments not included)

ii) Lots \$4,350.05

iii) Payment agreements & small balances \$24,366.61

c) Past due accounts were discussed. A motion was made to send all outstanding accounts past due for over 4 months to the HOA Attorney to start the collection process. These accounts are all delinquent as of May 13, 2025.

Motion carried 5-0

VII. Adjournment 7:29 PM.

