



**Falling Waters HOA  
Community Elections Meeting Agenda**

**Date: 4 March 2025**

**Location: Clubhouse, Cottage Homes**

**Time: 5:00 pm**

**Invitees: All community members**

**Meeting called to order: 5:00**

**Roll Call: Zac, Marty, Reginia**

**Motion to approve old meeting minutes: Past Meeting minutes were not approved.**

**Director reports – No director reports given.**

**New Business – opened**

1. Elections voting opened at 5:00pm Closed at 7:00pm
2. Item #1 replacement of prior elected director. 2-year remaining term. Term ends March 2027 – Winner Mark Langbehn
3. Item #2 Director roll. 3-year term ends in March of 2028 – Winner Sherri Cullom.
4. Item #3 At large director rolls. 2 open seats, Terms end March 2026  
Winners - Sonia Hedge & Marianne Moore

**New Business Closed.**

Open discussion –

We would like to thank the elections committee for all their hard work. The election process ran very smooth and beat last years' time in counting votes by 2 hours. Thank you, Brooke Hayes, Bob Devine, Dawn Gusick, Mike Yelachich, Keri Johnson, and Shawn Hudecek.

**Zac Garner** would like to thank all the past board directors for their efforts and work over the last year. Thank you for trusting my leadership and being dedicated to the community. Thank you for making challenging decisions when needed. Thank you for your work in trying to move this community forward from our history and stereotypes. Thank you for being fair and open to all community members. Thank you for applying common sense to decisions and actions. Thank You, Bob Devine, Lovie Davis, Reginia Hinrickson, Marty Doyle, and Jessica Howell.

Zac Garner congratulates all our new directors and looks forward to collaborating with them. Zac will continue to work towards positive growth and cheerful interactions with the community.

Thank you all for coming out.

**Old Business: - Old business not opened. Listed for record to new directors.**

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.
6. Investigate eliminating the overgrown poison ivy up front.
7. Possibly need a "Hold Harmless" Agreement/contract to release HOA of liability when volunteers are doing work within the subdivision. Sent to legal.
8. New security, gate, and camera system construction update.
9. Site services patching repair for potholes in spring 2025.
10. Update on 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 -

**Meeting close: 7:36 PM**