

## **Falling Waters Community Meeting Minutes**

### **I. Call to order-at 6:01 PM**

### **II. Roll call**

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

### **III. Motion to Approve the Minutes from April 8, 2025 Meeting-Approved 5-0.**


### **IV. Reports**

#### **a) Election Vote Count**

- i) Mark Langbehn 243 votes for the 2 years remaining on the 3 year term.
- ii) Sherri Cullom 213 votes for the 3 year term.
- iii) Sonia Hedge 202 votes for the 1 year term seat 1.
- iv) Marianne Moore 123 votes for the 1 year term seat 2.
- v) This was the first election that the residents had more votes than the developer lots.

#### **b) ACC Report**

- i) Mark Langbehn thanked the ACC team in this busy time of home building and home improvement request. Four homes are currently under construction and 8 homes have applied for home improvement approval.
- ii) Mark Langbehn and Nancy Ellis (ACC Chair) will be meeting with Providence builders to discuss issues and their future builds.
- iii) The ACC does not give back the refundable portion of the deposits on new home builds until the home is complete and the as builds are



approved.

c) **1<sup>st</sup> American Property Management Report**

- i) \$17,813.30 has been collected in delinquencies over the past 30 days.
- ii) \$5,625.55 insurance claim check received for replacing both damaged gate arms at the south entrance.
- iii) Still waiting on Xfinity to reimburse the HOA for a light repair.
- iv) New Residents are announced and welcomed.


d) **Treasurer Report**


- i) Operating account: \$201,979.10
- ii) Contractor refund: \$21,200.00
- iii) Total Reserves: \$207,219.60
- iv) Delinquencies as of March 27th: \$31,261.33 (does not include
- v) \$17,813.30)
- vi) Lot Delinquencies: \$11,610.00
- vii) Payment Agreements/Small Balances: \$23,283.00

e) **Legal Report**

- i) Attorney Vis LLC. has been retained to represent FWHOA. He will charge \$1,250.00 monthly which includes up to 6 hours of legal and 4 quarterly meetings. Travel to and from is included. Any legal work over 6 hours will be billed at a rate of \$240.00 per hour.

f) **Gate Report**

- i) Gates have been working fine since the last repair.
  - ii) The HOA will be looking to close the gates 24/7. A gate committee will be formed to implement a plan to accomplish this.
- 

- 
- iii) The HOA is scheduled to get a new key pad entry system sometime in June at no cost to the community from our current vendor.


g) **Safety Report**


- i) Speed bump quotes were acquired at the request of some residents.
- ii) Quotes were obtained to lower to speed bumps.

**V. Old Business**

- a) To define commercial vehicles in regards to the covenants and what vehicles are allowed to be parked in resident driveways overnight a motion was made to define commercial vehicles as having lettering and/or signage that promote commercial enterprise. Motion carries 5-0.

**VI. New business**


- a) Committees will be formed for safety, covenants, beautification/standards, social and gates.
  - b) Neighborhood cleanup May 17. A community dumpster will be supplied.
  - c) Mulch will be spread on the 11 corners and the wall off 100 South.
  - d) The streetlights on the north end are not operational up to the Treatment Plant. To begin work on the streetlights, a motion was made to approve a quote for Hyre Electric to bring in the decorative street light outside the subdivision on Division to the corner of Ketill and Terrano to replace a stripped-out pole for \$6,045.00 Motion Carries 5-0
  - e) The Ballast on the old streetlights need replacing. To order 6, Hyre quoted \$3,800.00 for the repairs. Mark Langbehn made a motion to approve the quote. During the discussion, Zac Garner mentioned the
- 




board recently paid \$1,100.00 per hood in the south portion of the subdivision and had concerns about this quote. The motion was tabled.

- f) Playground was discussed. Mark Presented on behalf of the FWCD its plans with a \$25,000.00 budget. Landscaping, Playground wooden mulch and Playground equipment falls within the budget cost presented. Funding is being obtained. The FWCD owns the land and will carry the insurance.
- g) Zac Garner presented a schedule to close the south gate 24/7 and transition to leaving the north gate open during the day for construction traffic. This topic was tabled for further discussion.

## **VII. Community Forum**

- a) Ken Tropp asked if the key pad entry system will be upgraded and if remotes are available. New system to be swapped out at no charge in June. Bridget will let the community know if remotes are available.
  - b) Marty Doyle reported an issue with the key pad and the contractor will be called out.
  - c) Amanda Damsch mentioned realtor pin numbers need to be culled and updated
  - d) Gate maintenance budget was discussed. The \$1,400.00 Monthly maintenance agreement covers replacement of equipment if it malfunctions which includes computers, gate arms, keypads and equipment etc.
  - e) Kurt Neubauer asked about how police and fire entered the subdivision
- 



and asked who the assigned fire department is. Fire department has access through Knox Boxes, Decals on each vehicle, (Boone Grove and LOFS) yelp system and pin numbers. Falling Waters assigned fire department is Boone Grove although LOFS services our community due to quicker response time.

- f) Shawn Hudecek requested looking into manning the gatehouses. Marjan Trajkovski asked if the crime rate was effected when the gates were left open questioning the need to have the gates closed. John Salzman pointed out the back gate remains open long enough for vehicles to piggyback through the gate. Rob Pisowicz said 4 years ago the community wanted the gates open during the day. Amanda Damsch said that prospective homebuyers move here more for the beauty than being gated. Melissa Neubauer suggested just to open the gates during rush hour i.e. 7am-9am and 3pm-6pm. Shawn Hudecek suggested a resident only lane.
- g) Don Plumb reported he called the police about a neighbor outside Falling Waters shooting guns. He asked other people to call the police if they hear gunfire
- h) Nancy Ellis asked if the two bill board boards will be updated or removed and the Board said they will contact the developer.
- i) Zac Garner was asked to explain the commercial vehicle business that was asked.

#### **VIII. Adjournment- 7:25 PM**

