



Falling Waters Executive Board Meeting

Executive Cottage Homes Clubhouse, April 9, 2026

Sherri Cullom:

1. The meeting was called to order at 2:02 PM.
2. Roll Call:
 - a. Present: Sherri Cullom, Mark Langbehn, Nancy Ellis, Shawn Hudecek, and Keri Johnson
 - b. Present: Tina and Nicol from PP NW Management Company
3. Status of home under construction on Ketill Trace which was approved in 2023. Our covenants require completion within one year. The Board voted to give the homeowner 90 days to complete the home's exterior (including siding, masonry, final grading, landscaping and driveway) by July 1, 2026, after which time a \$50.00 fee plus \$10.00 per day fine will be assessed. A motion was made, seconded and carried. PP NW will notify the homeowner, and Nathan Vis will step in if there's a dispute or non-compliance.
4. The Board will meet on the 1st Monday of each month at 5PM with dates scheduled with the ECH calendar.
5. Falling Waters Garage Sale was discussed and the Board agreed that a policy is needed. PP NW will draft a policy which will allow one community garage sale per year with occasional exceptions requiring Board approval. The policy will specify gate procedures during sales due to gated community status.
6. Community Clean Up Day date of 05/16 will be confirmed, and the Board will arrange a dumpster for the event and PP NW will assist Jessica Howell with communication to the community.
7. Friendship Park Vandalism and After-Hours Access were discussed following reports of inappropriate usage despite a sign specifying closure at dusk. The Conservancy District will be adding lighting and security cameras. The HOA will fine residents for nuisance/vandalism.
8. Updating Covenants and Board Policies:
 - a. The Board will be reviewing existing policies to update and ensure consistency.
 - b. Board composition and equal voting rights were emphasized.

- c. Covenant changes were also discussed and will continue to be reviewed at the Strategic Planning meeting later in the month.

Mark Lanbehn:

- 9. Maintenance Report
 - a. Progress on upgrading some streetlights to LED but some repairs are pending utility access.
- 10. Road Repairs
 - a. Road repair priorities and contractor bids reviewed for 2026 repairs. 2026 Budget allocated \$24,000: selected repairs well under budget to address unfinished roads, curb work and cul-de-sac work. A motion was made and carried for road/patchwork repairs.
 - b. Proposal for new paint/stripping at intersections, stops, and speed bumps. Everline Striping quote for signage/painting (\$3,215.62 minus 10%). Motion made, seconded and carried.
- 11. Viking Home Application
 - a. Viking submitted plans for a new home does not meeting our covenants. The Board will work with Attorney Vis and the builder for resolution.

Nancy Ellis

- 12. New Home Construction Applications in progress: 700 Druim and 86 Bergamo
- 13. Home Improvement/Pool Applications in progress: 736 Druim (gazebo) and 83 Eskir (pool)
- 14. The Board approved a temporary safety fence on Levanno during a pool construction project this summer.
- 15. The Board is working to develop a fee free “Beautification Review Application” which will not have a fee attached. These reviews will be submitted to PP NW for Board review. Items to be reviewed include but not limited to the following; roofs, garbage can enclosures, garage doors, exterior painting, landscaping projects, deck maintenance, play sets, etc. Note: raised planters are not permitted unless placed on the rear patio.
- 16. The PP NW financial reports were discussed along with signature on existing CD’s. A meeting will be scheduled with Jessica for future formatting of reports.
- 17. The Construction Deposit/New Home Construction Application will be reviewed and updated. This will include a deadline for refundable deposit to be returned.

Shawn Hudecek

18. New planters were purchased for the gate houses and expenditures were approved at the meeting.

19. Landscaping Committee members sign up is needed and will be sent out by PP NW.

Keri Johnson

20. Various Social Committee ideas were discussed, and future events will be planned by the Committee with Board approval.

21. Social Committee members sign up is needed and will be sent out by PP NW.

Meeting adjourned at 4:20 PM