



Falling Waters Board of Directors Strategic Planning Meeting Minutes

Sunday, April 19, 2026, 1:00 PM at the ECH HOA Clubhouse

- **Call to Order:** President Sherri Cullom called the meeting to order at 1:15 PM
- **Attendance Roll Call:** Secretary, Nancy Ellis, Member at Large, Marty Doyle, Member at Large, Keri Johnson, Vice President, Mark Langbehn and President Sherri Cullom.
- **Guest:**
 - Developer Jim Garafalo, Viking Built Homes
 - Conversation around small lots that will be challenging to build homes meeting our square foot requirements, county requirements and several potential resolutions were discussed.
 - Viking will be building a model home and office at the south end of the subdivision.
 - DVG is working with the County on some difficult lots.
 - Some of the lots near the north gate do not have utilities access yet.
 - Sherri suggested a coach light near the driveway on the new homes going forward.
 - Jim will work with the ACC on applications moving forward.
 - Declarant and Developer status discussed and supporting documentation need to be provided to the Board.
 - Viking is working with the Conservancy District to provide the community with a 20 x 24' shelter in the park area.
 - Mark discussed the 3 areas in the subdivision that still have only binder coat and need surface coat. Jim was asked for assistance with the \$27,000.00 quote from ABC. He did not commit.
- **Assessment:**
- Sherri Cullom Discussion Leader: Qualities of a Good Board Member
 - Sherri Cullom announced that Marty Doyle has been appointed to fill the position left vacant by Shawn Hudecek. He is a Member at Large until the next election in March 2027.
 - The Board discussed the qualities of good Board member covering; transparency/open communication, ethical/integrity leadership, consistency, professionalism, active engagement, strategic/objective decision making, working as a team, self-awareness.
- Mark Langbehn Discussion Leader: SWOT Analysis (Beginning the Process)
 - First step in developing our SWOT analysis focusing on Internal Factors/SW (strengths and weaknesses). This is an evolving document which will be revisited each month and when a

comprehensive analysis is completed later in the year, it will be shared with all homeowners.

- **Strategic Objectives Discussion**

- Short-Term Goals

- Keri Johnson, Social Committee tentative schedule 2026
 - Recruit volunteers, schedule first meeting, establish a meeting schedule, elect a chairperson of the committee, draft a tentative schedule of events for Board review.
 - 2026 Budget is \$2,000.00
- Marty Doyle, Safety Committee
 - Board Representative of the Safety Committee (position formerly held by Mark Langbehn).
- Mark Langbehn, Road Repairs
 - Board Representative of the Landscaping Committee (internal/external resources needed)
 - 2026 budget is \$1,000.00 (other funds available from the Conservancy District budget for CD properties).
 - Planter pots have been purchased for the south gatehouse.
 - Planned Spring 2026: Commercial painting of roads as safety reminders.
 - Language of the New Home Construction Application covers general contractor responsibility to ensure that subcontractors are in compliance with all safety requirements.
 - Planned Spring 2026 Commercial painting of roads as safety reminders.
- Road repairs indicated on subdivision maps:
 - \$8,000.00 for selected road repairs in 2026.
 - Three (3) areas that have never been surface-coated never finished by the Developer. Quote received to date \$27,000.00. The current Developer will be approached to pay for half (as has been done in the past).
 - Conservancy District will be adding some asphalt walkways.
 - Crack sealing planned for fall at the subdivision's north end.
 - Forecast for 2027 is expected to be \$75,000.00 for road resurfacing at the south gate. Going forward, costs are expected to be approximately \$60,000.00 a year.

- The north gates will be open from time to time allowing for construction traffic.
 - Sherri Cullom, Capital Expenditures 2026 and Policy Reviews (Existing and Proposed), Survey Monkey
 - Board needs to develop survey questions and revisit 2023 Survey.
 - DVG engineering study quote for turn around lane engineering came in at \$15,000.00 and FW HOA engineer, Adam McAlpine came in at \$15,000.00, Abonmarshe has been contacted for a 3rd quote.
 - Total cost of the project would be approximately \$100,00.00. Financing options were discussed.
 - A Community meeting will be scheduled in the future after all data is collected.
 - The Board needs to get tough on collection of the outstanding \$38,000.00 in delinquencies.
 - Confirmed that all Board meetings will be the first Monday of the month at 5:00 PM.
 - Policy reviews tabled, Board to suggest changes to Sherri.
 - Three to five covenant changes need to be discussed with legal counsel.
 - Reminder that the Facebook page is not official, and all questions/concerns must be directed to the management company.
- Long-Term Goals
 - All Board Members' respective areas
- **Resource Allocation and Budget Planning**
 - Nancy Ellis Discussion Leader: Reserve Study Review and 2026 Study
 - Possibly redefining the scope of the Reserve Study.
 - These topics will be carried over to May meeting.
 - Beautification policy tabled.
- **Next Steps and Assignments**
 - Follow up list established for all with assignments moving forward.
- **Adjournment 3:23 PM**
 - President, Sherri Cullom