



Falling Waters Executive Board Meeting

Monday, June 15, 2026, the CD Clubhouse

Call to Order: President Sherri Cullom 5:00 PM

Roll Call: Members Present- Mark Langbehn, Keri Johnson, Marty Doyle, Sherri Cullom and by phone Nancy Ellis and Attorney Nathan Vis

Legal Update: Attorney Nathan Vis

- 1) Update on resident pool corner landscaping issue: Attorney Vis to send letter to resident to camouflage their corner pool with vegetation.
- 2) Viking update:
 - a. Attorney Vis will meet with Viking's attorney within the next 7 days to determine how many lots that Viking owns are undersized.
 - b. Declarant status to be discussed.
 - c. Viking is currently building homes that are under the square footage requirements of our covenants and these house plans have not been approved by the HOA.
- 3) Delinquency update:
 - a. There is a hearing date for lack of payments by a resident.
 - b. Another resident is now current on their payment plan
- 4) An updated commercial vehicle policy was approved 5-0. Policy will be signed.

Nancy Ellis:

- 1) ACC Update:
 - a) New Home Construction Application: 97 Bergamo (Denied) 714 Druim (Denied), 12 Terrano (Denied)
 - b) Home Improvement Applications: 63 Morena (Approved), 62 Levanno (Approved), 44 Mattico (Approved), 22 Levanno (Approved), 80 Bergamo (Approved)
 - c) Unauthorized tree removal is currently being reviewed by the ACC for possible fines
- 2) Reserve Advisor/2023 Study Updated 2026
 - Contract and Check have been sent to Reserve Advisors and below is additional information requested of us:
 - Updated financials (including budget and most recent balance statement) – sent 06/01/26
 - Names and contact information (email and phone) for board or committee members you authorize us to speak with regarding the study – Tina and Mark have offered their assistance and contact info sent to RA
 - List of changes including: - Mark and Nancy finalized the scope for the study on 06/01/26 week.
 - a. Line-item numbers
 - b. Reason for changes
 - c. Updated cost (bid or proposal), if available
 - d. Completed projects since our last report/site visit

Sherri Cullom:

- 1) Policy Review Update – Aesthetics Policy-still working on

- 2) Covenant Committee Update-HOA will get a letter out for volunteers
- 3) Gate Update- Waiting for quote from our engineer to rework the south entrance. So far DVG quoted \$15,000.00 and Abonmarche has declined to bid. Obtaining new wifi hot spot options.
- 4) Website Picture will be updated soon
- 5) FW Fb page PPNW is looking to start an official Falling Waters Facebook page with approved posts and vetted residents.

Mark Langbehn:

- 1) Adopting an E-bike Policy discussed. The Board agreed to develop one.
- 2) Landscape Committee Update: Flowers and urns have been purchased for the south gate along with flowers at the gazebo by lily's pond.
- 3) Streets and Streetlights Update: Three streetlights are currently not working. One by Druim and Verdano is a cut line caused by Viking and they will be responsible for the repairs at their cost. Streetlight at Westbay Ct. and the Ketill intersection will be repaired in the next week or two. The third streetlight at the keyhole at Ketill will be repaired while the utility work is being completed.
- 4) The Board approved painting the word bump ahead of each speed bump.

Keri Johnson:

- 1) Social Committee Update
 - Social Committee Social Report
 - a. Upcoming July 10th-Movie night with ice cream
 - b. Upcoming September 20th-Chili Cook Off at the Clubhouse
 - c. Other exciting ideas include supper club, book club, bunco, New Year's Eve party, sip and paint event at the clubhouse. Also, possible fundraisers. Stay tuned for more details.

Marty Doyle:

- 1) Safety Committee Update
 - a. A meeting will be scheduled to meet the members of the Safety Committee.
 - b. Installation of "Do Not Dig" signs on streetlight bases, and IDing spots for speed limit signs will be addressed by Marty, Mark and the safety committee.
- 2) An updated Noise Ordinance was presented and passed 5-0.

PPNW Update/Discussion

- 1) Delinquency updated status, final installments due July 1st. Reminders will be emailed to the community.
- 2) Financials As of June 15, 2026
 - a. Checking account balance \$266,235.47
 - b. CD account balance \$168,546.58
 - c. Savings 1 balance \$71,723.32
 - d. Savings 2 balance \$45,903.65
 - e. Total funds balance \$552,409.02

Other matters discussed by the board:

- 1) Fireworks notice will be sent out to be mindful of your neighbors and to pick up garbage.
- 2) PPNW asked to work out of the gatehouse Monday through Friday starting in a few months. The HOA Board approved this request.
- 3) Updated policies for soliciting, parking, builder signs, loose animals and roadway usage approved through email

Adjournment: 730 PM