Falling Waters

Falling Waters Executive Board Meeting Minutes

Monday, September 21, 2026, 5:00 PM at the CD Clubhouse

Meeting Call to Order: Sherri Cullom

Roll Call: Sherri Cullom

Erosion Control Policy Management: The Conservancy District Board of Directors

1. The revised Erosion Control Policy (see attached) was discussed and will be implemented immediately. It will also be incorporated into the new home construction application, pool application and home improvement application, etc.

Legal Update: Attorney Nathan Vis

- Old Business
  a) Homeowner and required landscaping on corner lot pool.
    - The Board agreed to allow tall grass, and the management company will follow up to inform the homeowner and advise that planting should occur within 30 days.
  b) Delinquency update
    - Four homeowners will be notified to make payment within a specified period of time. Should that not be received, a lien will be placed on their home. A homeowner has not followed through on their agreed upon payment plan to keep this matter out of court and they owe more than $7,000.00. One homeowner owes an application fee, and the management company will inform them that it's due immediately. A smaller balance owed will be settled in small claims court.
  c) Injunctive Relief update/Settlement Proposal & Declarant Status
    - Responses to the Settlement Framework were never acknowledged from Viking and their attorney after a 09/12/26 Board meeting review. Recap was sent again with a seven (7) day deadline. Should a response not be received, a rescheduled court date is probable.
  d) Commercial Vehicle Policy discussion
    - Attorney Vis reported that this policy is wide-spread in area HOAs and some other NWI towns as well.
- New Business
  a. Developer As Built refundable construction deposit refunds
    i. These will be held in the appropriate account and may be used to repair construction-related damage to the community.

Nancy Ellis:

- Old Business
    a. July Financial Review and Issues
        i. July reports reviewed and approved for posting to the FW website.
    b. Executive Summary Changes July 2026
        i. Minor changes were made to this report to more accurately reflect delinquency status.
    c. Dog Enclosure Policy
        i. This policy was unanimously passed by the Board of Directors and effective immediately. (See attached)
    d. Streetlight Update
        i. An update was received from Mark as to the status of streetlights needing repair. After the meeting, a few more were added to the list. The management company will be working with the Board and vendors to determine timing of these repairs.
- New Business
    a. Reserve Advisors – October Call In
        i. Shira from Reserve Advisors has scheduled a Teams call with the Board to walk through the 2026 update to the Reserve Study.
        ii. The Board unanimously voted in a $50,000.00 transfer from the operating income account to the reserve fund in addition to the $22,000.00 of forfeited construction deposits.
    b. 2025 Tax Return – Board Review
        i. The Board reviewed the 2025 income tax filed by the management company.
    c. Short discussion Homeowner Survey PPP and Word document
        i. Original documents have been sent to the Board and management company for next steps.

Sherri Cullom:

- Old Business
    a. Aesthetics Policy, Builder Signage Policy
        i. The Board is investigating the use of a standard metal sign to be used to advertise lots for sale instead of the assortment of signs we currently have.
    b. Update on Roads
        i. Quick update on fall crack sealant application. No quote was available for review/vote. The management company will follow up with the vendor.
- New Business
    a. Homeowner Survey next steps
        i. Results may be shared either in October or December as November meeting is for the 2026 budget.

b. Official FW Facebook page
    i. This new page moves policy questions, which should be answered by PPNW off the neighbor-run Facebook page thus ensuring the correct information is being communicated.

Marty Doyle:

- Safety Committee Recap
    - The Committee discussed several different ways to manage speeding within the subdivision and are investigating costs.
    - The Committee doesn't believe they need to meet on a regular basis.

Keri Johnson:

- Social Committee Upcoming Events
    - Chili Cook Off
    - Fall Fest – October 2026
    - Eventbrite worked well for Movie Night and the Chili Cook Off
- Social Committee discussing November/December Events

PPNW: Tina

- CD Renewal
    a. Rates are being "shopped" for the renewal of our existing Chase CD plus the additional funding mentioned earlier.
- Homeowner review of the 2023 new home construction application for the Ketill Trace property was reviewed and acknowledged that it has been communicated to the homeowner along with a fine schedule accruing since July 1, 2026.

Erosion Control Notice and Protection Policy

The Falling Waters Conservancy District is tasked with protecting stormwater infrastructure and blue water spaces and drainage within the community. With significant development occurring on undeveloped lots, the failure to provide proper erosion control practices leads to the allowance of significant dirt and debris runoff into our area stormwater infrastructure systems and blue water spaces. The accumulation of this debris and mud leads to significant financial efforts to address and inhibits wildlife and fish development in the blue water spaces. Unfortunately, due to past significant failures to implement proper erosion control practices, and as Porter County has expressed it is the duty of the Falling Waters Conservancy District to enforce erosion control standards, the below process is being outlined as an effort to, a) ensure good quality erosion control practices, and b) efficient follow up with contractors should erosion control needs arise. Please provide the following information as this person will be the contact person to whom any notices of deficient erosion control will be directed, should those needs arise.

1. Property Address: _____
2. Name and owner of contractor or agent for the property development: _____

   _____
3. Email address for the agent: _____
4. Phone number for the agent: _____
5. Physical address for the agent: _____

   _____

Please be advised, the below stated erosion control methods must be continuously implemented for any development within the Falling Waters community. Should compliance not occur, and a violation be reported, this violation notice shall be provided to the above stated person with the requirement that resolution occur within two (2) days. Should the violation not be timely resolved, the conservancy district reserves the right to contract with contractors of their own choosing to access the premises and correct the violation. Any and all costs, including management costs, shall be billed back to the property owner, and/or assessed as a lien against the property.

Falling Waters

DOG ENCLOSURES

Traditional above-ground fencing remains strictly prohibited under master community covenants to preserve open sightlines, natural landscaping, and aesthetic harmony of the Falling Waters subdivision while also enabling residents a safe and effective dog enclosure. This policy establishes the exclusive method permitted for dog enclosures.

Permitted Containment Systems

Homeowners may utilize only the following dog containment. No other physical or structural enclosures are permitted.

- **Electronic and GPS/Wireless Boundaries:**
  - Surface wired electronic dog containment systems or satellite/GPS-based virtual boundary collars (such as wireless or geo-fence technology).
  - Must be entirely contained within the legal boundaries of the owner's lot.
  - Must not cross or interfere with neighboring private properties or community (FW HOA and FW CD) areas.

Architectural Review and Approval

- **Application Submission Required:**
  - Prior to installing an above ground/subsurface system, an application must be submitted to the Falling Waters Architectural Control Committee (ACC). There is no fee for this review. FWHOA_Form_Home_Improvement.pdf.
- **Submission Details:**
  - Homeowners must submit a Plat of Survey or similar document marking the proposed invisible fence/GPA boundary perimeter.
- **Compliance and Nuisance Rules:**
  - Electronic or GPS invisible fences must successfully prevent dogs from wandering onto neighboring lots, roadways or common areas.
  - Leash Mandate: Dogs outside an active, functioning containment area must remain on a physical leash always held by a competent handler in accordance with Crown Point and regional ordinances.

Approved: 09/21/25