



Falling Waters Meeting Minutes

Cross of Christ Church 99 S. County Line Rd, Crown Point, IN

6 PM Monday, March 16, 2026

- I. **Call to Order:** President Sherri Cullom
 - a. The meeting was called to order at 6:00 PM.
- II. **Roll Call:** Vice President, Mark Langbehn
 - a. **Present:** Sherri Cullom, Mark Langbehn, Nancy Ellis and Shawn Hudecek
 - b. **Absent:** Keri Johnson
- III. **Motion:** Secretary/Treasurer, Nancy Ellis
 - a. Executive Board Meeting Minutes from March 6, 2026: Nancy made a motion to approve, seconded by Mark, all approved and motion carried.
- IV. **Old Business:**
 - a. Sherri Cullom
 - i. Introduction of the new Board members
 - ii. All Board members have signed the Code of Ethics
 - iii. North and south gate updates
 1. Quick update was shared that a turnaround lane is being discussed for the south gate enabling unauthorized vehicles to turn around and leave the subdivision when the gates are down.
 2. We have 2 quotes ranging from \$15k - \$55k for an engineering firm to plan the job scope, in addition to reaching out to the engineering departments at Valparaiso University and Purdue University.
 - b. Mark Langbehn
 - i. Road repairs
 1. There are three cul-de-sac areas that need to be finished with topcoat. The estimate on that is \$63k. This needs to be completed as the north end of the subdivision is developed. Funding may be a partnership between the HOA and developer.
 - ii. Street light update
 1. A map was shared of the streetlights (mostly on the north end of the subdivision) and the plan to repair them in 2026.
 - iii. ACC update
 1. The ACC received 7 new home construction packages in 2026. The builders are Pinnacle (2), Steiner (1), IN Land Trust (1) and Viking (3). Projections estimate that the community will see 30 new homes in 2026.
 2. The ACC also received a home improvement application for a room addition at 709 Druim.

iv. Golf cart requirements reminder: 2026 registration, \$50 yearly fee, proof of insurance, decal, adherence to policy.

1. The policy and requirements were discussed and that registration is mandatory in 2026 by April 1st.

c. Nancy Ellis

i. January Financials

1. Cash in operating account: 235,494.97
2. Cash in security deposits: 28,901.97
3. Cash/Capital Reserve Account: 71,718.72
4. Certificate of Deposit: 83,005.52
5. Certificate of Deposit: 82,438.40
6. Expenses were also discussed as well as financials posted to the FW website each month going forward. February financials were received on 03/16/26 which will be reviewed by the Board prior to posting on the website.
7. Republic Services invoice for December 2025 was \$5,249.97 which is approximately \$305.00 per year per home. This is approximately 28% of each homeowner's annual HOA fee of \$1,100.00.

d. Shawn Hudecek

i. FW Garage Sale

1. Falling Waters Community Garage Sale has been scheduled for June 4, 5, and 6! Thursday, Friday and Saturday from 9 am to 2 pm. You can participate in just one day, 2 days or all 3 days.

There will be maps. We put banners outside both entrances and usually up at the corner of Randolph and 109th, (we just need to get permission for that). A flyer with more information will be sent out in the next few weeks. Start going through your closets now. We usually have around 25 families participate.

ii. Landscaping Committee and Social Committee Volunteer Sign Up

1. Sign-ups were available at the meeting for both the Landscaping and Social Committee. Anyone who was not able to be present but would like to volunteer, please call the Management Company.

V. New Business:

a. Attorney Nathan Vis, Legal Update

- i. Legal avenues are being pursued to collect payment from two homeowners seriously in arrears.
- ii. After reviewing the Resolution and discussing with the 2025 Board, it's the collective understanding that the model home may remain as such until November 2026. Correspondences have been sent that the Board will not entertain an extension.
- iii. It is believed that the declarant status was transferred at the sale, but definitive proof is not available at this time.

b. PP NW, Management Company Update

- i. Any homeowner with snowplow damage should report it to the management company.

