



Minutes of the Executive Meeting held on June 14, 2017

At 5:30 p.m. at the home of Ed Kulchar

Members Present: Don Plumb, Ed Kulchar, Sherri Cullom, Craig Paden, Deb Mann, and Ted Fitzgerald.

OLD BUSINESS

- Don will send Omar the new wording for the acceptable tree list on the website.
- Don will send a Falling Waters stationary template to JoAnn at Ted's office to post the Grievance Committee Policy and Procedure, once the following changes have been made; under composition it shall read "the Grievance Committee shall consist of five or more residents, who must be members of good standing, appointed by the Board of Directors and serving at the pleasure of the board of Directors" The second change will be removing from the second page of the agreement, all signatures and names of all Board Members.
- Craig made a motion to accept the Grievance Committee Policy with the changes metioned above, Ed seconded; vote taken, all in favor none opposed-motion carried. The members of this committee shall be Cheryl Ivetic, John Konrady, Danny Gronendyke, Lou Kulchar and Omar Estrada. After confirmation, we would like John Konrady to act as Chairman of this committee.
- Deb made a motion to approve the the Executive Meeting Minutes for April and May (changes reflected) Don seconded; vote taken, all in favor, none opposed-motion carried.
- Deb will get a letter to residents regarding their incomplete landscape project.
- Buyer/Seller transfer fees was discussed and based on advice from Ted, we agreed the Developer would be exempt from this fee. It was also decided to consider in the future whether to cap the amount of fees if a builder, or some individual purchases multiple lots
- Sherri presented a quote to provide replacement of 27 post top lights with LED lamps at a cost of \$19,600.01 by Hyre Electric.
- Sherri made a motion to continue to investigate with 2 more quotes for the lighting on the wall, Craig seconded; vote taken-two voted for: Sherri Cullom and Craig Paden-three voted against: Don Plumb, Ed Kulchar and Deb Mann, Motion failed. After much discussion and phone call to developer, Dave Austgen for more input, Don made a motion to accept the bid from Pure Illumination quote for options two (2) and three (3) from the spreadsheet provided. Deb seconded; vote taken-three voted in favor of the bid: Don Plumb, Ed Kulchar and Deb Mann-one voted against; Sherri Cullom and one member abstained from voting; Craig Paden-motion carried. The first part of the quote involves replacing all the lights on the existing wall with landscape "up-lighting for all the columns on the wall with all inclusive costs for removing and capping current fixtures and install a whole new system with LED lighting. The cost for this project being \$13,117.06. The second part of the quote involves lighting the trees just inside the gate and the trees on both sides of the entrance. The cost of this project costs \$5,530.34. By completing this entire repair and upgrade project, which was the preference of the the



Developer, Dave Austgen, he has forgiven our cost to him of \$4,200.00 for removing the in ground pool and basketball court of the foreclosed home.

- Craig suggested rather than have a special membership meeting to review the costs and lighting choices available, that an e-mail be sent out to all members informing them of the type, quality and cost of the lighting project. Ted and the majority of the board disagreed that sending the information was necessary due to the fact that it was a maintenance issue in addition to new installation.

NEW BUSINESS

- We discussed the need for better communication with the Architectural Control Committee. Sherri volunteered to take the responsibility to contact the A.C.C. with requests from residents. It was decided that Ed would take that position since he is working with the A.C.C. on following up on the new protocol for new home construction. He will also make changes to the website to reflect a 14 day minimum notice before starting any project.
- Deb will get an e-mail out to the community regarding utilization of the website form to be submitted before beginning any spring/summer projects.
- Before fining a resident, the board will observe the damage and formulate an opinion on how to prevent a repeat of this action.
- Ted will investigate with the county, the proposed “Road-Cut Fee” in the subdivision.