



Falling Waters HOA Minutes of the Executive Meeting held on June 13, 2018

At 5:30 at the home of Sherri Cullom

Members present: President Sherri Cullom; Vice President Ed Kulchar; Assistant Vice President Brian Woodward; Treasurer Craig Paden and FWHOA Legal Counsel Ted Fitzgerald. Not present, Secretary Deb Mann.

Old Business

Sherri: Omar sent an email out explaining that once Don finishes adding to the Falling Waters drop box, that it should be accessible by board members. He gave a password in the email.

-Sherri and Dave Cullom welcomed the Porter family to the subdivision.

-Sherri removed the MLS listings for Falling Waters from the website as it was becoming too difficult to update them since GNIAR changed their website.

Craig: Asked the board to get quotes for additional lighting for the front exit gate.

-asked that the board do a better job of enforcing the covenant about covering garbage cans from street view.

Ed: Has been having trouble getting additional quotes for speed bumps. Craig asked if the developer's north end road paving companies could provide quotes.

New Business

Ted Fitzgerald: reports that the new state law that says solar panels cannot be excluded, exempts HOA's. Meaning that if we want to exclude solar panels, we can if we choose.

Ed: suggested that if we do decide to contract with DVG, we can take the cost of DVG's fee from the construction deposit, making it more of a processing fee. So, from the \$1000 deposit, we would subtract the DVG fee of \$700 and then credit the remaining \$300 towards the resident's dues. DVG will take 3 to

Falling Waters HOA Board Members

President Sherri Cullom SherriCullom@gmail.com	Vice President Ed Kulchar ekulcharhoa@yahoo.com	Asst. Vice President Brian Woodward rbwoodward@wbbklaw.com	Secretary Deb Mann rfdlMann@Comcast.net	Treasurer Craig Paden CraigPaden@Comcast.net
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5 hours to approve and go over each house plan. We will meet with DVG before we make any policy changes. The wording, (processing fee) is already in the covenants, so this would be easy to change.

-Lot #73 builder Don Dulcis dropped off the samples and house plans. Ed wants to make it clear that all submissions come to him first so he can keep track of all house plans and where they are in the approval process.

-Our submittal form should have our street/mailling address of 102 Levanno on the submittal form, as well as our email address. We need to revise the form to include this information.

Sherri: will contact DVG to set up a date to meet to discuss.

-contacted Pure Illumination about the lights not working up front. Will check to make sure they are working.

-The HOA needs to set up a separate bank account for special events. With the forthcoming 5k race event, we need to do this soon. Craig and Sherri will go to the bank to see what needs to be done. Ted assures the board that it is not for profit and taxes will not be owed on this event.

-will make a pdf of the current checking account statement to distribute to board members for perusal.

Craig: proposed to buy 8 additional speed bumps at a price not to exceed \$2,200. Sherri seconded, vote taken all in favor none opposed motion carried.

-Will send out letters to lot owners about cutting more of their lot. People are not cutting deep enough into their lots. This makes it difficult for their adjoining neighbors.

Brian: reports that the north end should get footers for the rear guardhouse next week. The curbs have been poured for the deceleration lane.

-Will contract someone to install speed bumps.

Deb: Should have access to the official Falling Waters HOA stationary now.

A resident requested that we dismiss their fine for displaying their laundry in public. It was explained that their daughter was seeking privacy sunbathing and they promised it would not happen again. Sherri made the motion to dismiss, Brian seconded, vote taken was all in favor, and none opposed motion carried.

Luxor has requested the refund of their outstanding construction deposits. The board will not refund any deposits of houses that that took more than a year (including landscaping) to complete. One of Luxor's houses has been up for almost 3 years but is still not complete as it is missing a patio pad or deck.

It was discussed that the ARC and the HOA should meet monthly to go over house plans and missing submittals.

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Sherri made a motion to adjourn at 8:15, Ed seconded; vote taken all in favor none opposed motion carried.

Next meeting Wednesday, July 18 at 5:30 at Craig's house.

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