



Falling Waters HOA Minutes of the Executive Meeting held on February 13, 2019

At 5:30 at the home of Deb Mann

Members present: President Sherri Cullom, Assistant Vice President Brian Woodward, Treasurer Craig Paden, Secretary Deb Mann and FWHOA Legal Counsel Ted Fitzgerald. Member Absent: Ed Kulchar

Old Business

- Sherri Obtained quotes for additional lighting at the exit gate, still considering.
- Sherri will contact Don regarding HOA files available in the drop box.
- Sherri distributed a quote from DVG regarding help with our site plan review.
- Craig will obtain the Yelp system for fire and police on the North gate as soon as possible.

New Business

-Deb made a motion to accept the minutes of the January 9, 2019 meeting, Sherri seconded-vote taken all in favor none opposed; motion carried.

-Ted will check with the Sheriff's Dept. for off duty officers for patrols at various hours in the neighborhood. They will use their own vehicle, and we will get a price for their tie.

-Craig will replace a sensor for the South Gate.

-Craig obtained a quote for a new intercom/gate opening system. All of us received the information. The cost of this system will be approximately 10,000.00 It will however make both gates with the same operations. Our current gate openers would work with this system as well. Quote was submitted by Wired for Sound Co. Who currently maintains the current system

- Sherri will look into one more company for competitive quote.

-Sherri will contact Mr. Schmidt to obtain another dumpster for his home under construction.

Gary Radtke of Radtke Engineering and Surveying, LLC came to our meeting and presented a quote for help in expediting the process with site plan approval process. Presented all of us with his company's qualifications and former experience. He mentioned the desire to attend our meetings as well as work with the Architectural Control Committee. The board will think about this and get back to him very soon. We would like the opportunity to have the absent Board Member at least review the proposal before accepting.

Falling Waters HOA Board Members

President	Vice President	Asst. Vice President	Secretary	Treasurer
Sherri Cullom	Ed Kulchar	Brian Woodward	Deb Mann	Craig Paden
SherriCullom@gmail.com	ekulcharhoa@yahoo.com	rwoodward@wbbklaw.com	rfdlMann@Comcast.net	CraigPaden@Comcast.net



The board discussed obtaining the fee charged to be deducted from the \$1,000.00 Construction Deposit.

Election Process was discussed. Currently we have 4 candidates for 3 openings.

Deb will work on Ballot with instructions for the Ballot to be legitimate.

-Election Committee will be established (not to contain Board Members) to count all Ballots the night of the meeting

-Brian mentioned the discussion being held by the developers to increase and re-plat several lots to increase the square footage and allow bigger, more desirable to be built. As some of the lots are simply not large enough to accommodate the type of home people want to build here.

Sherri made a motion to adjourn at 8:50 p.m. Deb seconded-vote taken; all in favor, none opposed-motion carried.

Next Meeting will be determined (if necessary) before Membership Meeting 3-20-19

FWHOA Treasurers Report 2-12-2019

General Account Total income received YTD 2/12/19:	\$18,661.15
Total General Account expenses YTD 2/12/19:	\$13,404.41
2019 General Account Income less expenses:	\$5,256.74
General Account Checkbook balance 2/12/19:	\$202,812.44
Road fund balance (included with checkbook balance)	\$77,502.75
Construction deposits (included with checkbook balance)	\$6,000.00
Total outstanding 2019 HOA invoice balance	\$26,198.50
FWHOA Special Events Checking balance 2/12/19	\$305.74
FWHOA Special Events income received YTD 2/12/19	\$0.00
General Account and Special Events combined balance	\$203,118.18

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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