



Falling Waters HOA Minutes of the Executive Meeting held on April 17, 2019

At 5:30 at the home of Sherry Cullom

Members present: President Sherri Cullom, Vice President-Mark Langbehn, Assistant Vice President Rhonda Ables, Treasurer Craig Paden, Secretary Deb Mann and FWHOA Legal Counsel Ted Fitzgerald and Gary Radke from Radke Engineering.

Old Business

-Sherri will obtain quotes for new intercom/gate to compete with Wired for Sound Company, currently maintaining the system.

--Ted reported that the price for police surveillance would be around \$75-80 dollars per hour, should we decide to take that action to monitor speeding and reckless behavior in the development.

-Ted still waiting for updated recycle policy.

New Business

-Ted is not happy with the presented proposal by the developer on the cottage home area. He will discuss this matter with Brian Woodward. Mark replied that we should request no ground be broken in that area, until we are satisfied with the covenants presented for the new construction.

-Gary Radke of Radke Engineering presented the board with information and timeframe of work he can provide us. He notes several changes to the Site plan Checklist. He included what the County now requires, before construction begins. Mark would like to have a packet of information regarding the steps for approval by any builder/potential homeowner that the ground not be broken until all items agree and have been approved by the Architectural Control Committee and the HOA Board of Directors. We all agreed to use Mr. Radke's services only as needed.

-Discussion was held to playground/recreational areas in the neighborhood. It was mentioned that the HOA owns the areas under the power lines and that no land would have to be given by the developer for this purpose, as had been discussed earlier.

-A motion was made to allow one weekend for the purpose of a Garage Sale by Sherri Cullom, Deb seconded; vote taken-Rhonda and Mark voted for; Craig voted against-Motion carried.

-Letters will be issued for various violations, and Community Notices will be relayed by e-mail regarding Speeding/Reckless driving, Motor Bike Rules and Community clean-up.

-Mark will obtain quotes for banners for both the Garage Sale and Community clean-up.

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	rbwoodward@wbbklaw.com	rfdlMann@Comcast.net	CraigPaden@Comcast.net



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

-Sherri will obtain quotes from sources for mulch delivery and distribution, as well as plantings by the front and Flagpole area.

-Sherri will contact babe Woodward regarding the Real Estate sign at the entrance.

-Craig will arrange to have the water turned on at the gatehouse and the Fountain back in service.

Sherri made a motion to adjourn at 8:40 p.m. Deb seconded; vote taken, all in favor-none opposed, motion carried.

Next Meeting will be at Mark Langbehn's home at 5:30 on Wednesday, May 15, 2019

FWHOA Treasurers Report 4-16-2019

General Account Total income received YTD 4/16/19:	\$22,369.90
Total General Account expenses YTD 4/16/19:	\$27,630.26
2019 General Account Income less expenses:	-\$5,260.36
General Account Checkbook balance 4/16/19:	\$192,295.08
Road fund balance (included with checkbook balance)	\$77,502.75
Construction deposits (included with checkbook balance)	\$7,000.00
Total outstanding 2019 HOA invoice balance	\$24,375.50
FWHOA Special Events Checking balance 4/16/19	\$55.74
FWHOA Special Events income received YTD 2/12/19	
FWHOA Special Events expenses YTD 4/16/19	\$ 250.00
General Account and Special Events combined balance	\$192,351.08

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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