



Falling Waters HOA Minutes of the Executive Meeting held on August 21, 2019

At 5:30 at the home of Craig Paden

Members present: President- Sherri Cullom; Vice President- Mark Langbehn; Assistant Vice-President Rhonda Ables; Treasurer- Craig Paden; Secretary- Deb Mann and Attorney Ted Fitzgerald

Old Business

Sherri: -Sherri will investigate one more quote for comparison to the two we have for North and South Gate compatibility. Waiting for one more quote.

We will ask Ted to arrange a meeting with LOFS Security Dept. for patrolling our neighborhood and will enable them to enforce our covenants. This has been put on hold due to the investigation of the Department.

Deb, Sherri and Rhonda will investigate the needed stop signs in the development as soon as we can get to it. This has been done, we are now waiting on a price quote for the first phase.

Rhonda will give us an update on the sign for the North End. She has obtained it. It will be posted as soon as possible.

Deb made a motion to accept the July minutes as written, Mark seconded; vote taken all in favor none opposed-motion carried.

Mark has obtained a copy of the Site plan checklist to make the necessary changes, he will work on this.

Mark will also contact Tom Holley for aid in selling the Bad Boy Mower.

New Business

Sherri will contact Gary Radke for explanation of the bill we received from him. Based upon the bill submitted, Mark made a motion not to utilize his services-Deb seconded-vote taken, three were for the motion, two were nay-motion passed.

Falling Waters HOA Board Members

President	Vice President	Asst. Vice President	Secretary	Treasurer
Sherri Cullom	Mark Langbehn	Rhonda Ables	Deb Mann	Craig Paden
SherriCullom@gmail.com	marklangbehn@yahoo.com	Rhondaables@icloud.com	rfdlMann@Comcast.net	CraigPaden@Comcast.net



Ted advised the Board that the Cottage Home Covenants were acceptable as written but will write a letter to developers to clarify some key issues.

Mark presented the board with three new projects presented to the Architectural Control Committee. Two of the requests are from existing residents and one from a new construction site, that have been reviewed and accepted. Upon review, the board also approved the new projects.

Mark inquired of Ted if we have the ability to enforce maintenance of residents' property, which has been neglected, Ted agreed that we do have the authority to enforce regular maintenance to enhance the entire subdivision.

Craig made a motion to add this topic, Property Maintenance to the Fine & Fee Schedule on the website- Deb seconded-vote taken, all in favor none opposed-motion carried.

Sherri explained a resident's e-mail regarding water in her yard which she feels comes from a neighboring home. Ted explained that this was an issue between two neighbors, and not a matter for the HOA.

There has been damage to a curb and manhole cover from construction vehicles. We will contact the developer to determine responsibility for repairing the damage.

Craig will refund the \$1,000.00 Construction Deposit to Steiner homes.

Upon review of the 2020 budget, there are many areas in need of improvement and repair. We will contact the developers to attend a meeting to discuss several concerns of the HOA for upcoming development in the subdivision before continuing with a final budget.

Letters will be written for current covenant violations.

Deb made a motion to adjourn at 9:35 p.m. Mark seconded-vote taken all in favor none opposed-motion carried.

FWHOA Treasurers Report 8-20-2019

General Account Total income received YTD 8/20/19:	\$46,215.87
Total General Account expenses YTD 8/20/19:	\$49,922.77
General Account Checkbook balance 8/20/19	\$193,848.80



Road fund balance (included with checkbook balance)	\$76,789.11
Construction deposits (included with checkbook balance)	\$10,000.00
Total outstanding 2019 HOA invoice balance	\$5,726.20
FWHOA Special Events Checking balance 8/20/19	\$1,088.24
FWHOA Special Events income received YTD 8/20/19	\$2,150.00
FWHOA Special Events expenses YTD 8/20/19	\$1,367.50
FWHOA Special Events Account Income less expense	\$782.50
General Account and Special Events combined balance	\$196,304.54

Next Meeting Schedule: -Sept.18 2019 5:30

Falling Waters HOA Board Members

President Sherri Cullom SherriCullom@gmail.com	Vice President Mark Langbehn marklangbehn@yahoo.com	Asst. Vice President Rhonda Ables Rhondaables@icloud.com	Secretary Deb Mann rfdlMann@Comcast.net	Treasurer Craig Paden CraigPaden@Comcast.net
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