



Falling Waters HOA Minutes of the Executive Meeting held on September 25, 2019

At 5:30 at the home of Sherri Cullom

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

We invited the Developers for an in-depth discussion before the Executive Meeting began. The purpose of our request was to discuss areas of improvement and projects we hoped to complete in the coming year. It was a very good meeting and hopefully we can work together to get these items accomplished.

Old Business

Deb made a motion to accept the August Minutes as written, Sherri seconded; vote taken-all in favor none opposed, motion carried.

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.

Sherri has been working on getting prices for replacement and upgraded stop signs. It was decided to first have all the necessary signs installed with the money available before more expensive upscale posts and signs are obtained. Sherri will contact Dave Austgen for help in obtaining pricing and the installation of needed stop signs.

Mark is still working on revising the Site plan checklist to describe square footage definition and stating the 12 month completion requirement for deposit refunds.

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



Craig asked members for revision input on various budget categories for the 2020 budget. Landscaping was the agreed upon category that needed additional funds in next year's budget. Craig will revise the previous proposal and distribute for the board's review.

New Business

Craig reported that a down payment check had been mailed for the new south entrance gate control equipment. The new control system requires internet service to function. Comcast has been contacted but is determining if the gatehouse is wired for their service. If wiring is existing, the monthly service fee would be \$87.00/month. Comcast will contact us when a start date can begin, or if additional time and money is needed for installation.

Craig gave a report on the success of the 5-K race. The contribution to Trade-Winds this year was \$5,000.00.

Craig gave Mark the contract proposal from Holley's Landscaping for snow removal and noted that the prices although slightly higher than last year were favorable, being less than the amounts paid between 2009 thru 2015. Mark will investigate alternative quotes.

Craig reported that the construction deposit for Lot 88 was refunded per the board's approval on 9/14/19.

Mark notified the board of a new project for approval request presented to the Architectural Control Committee. The request was approved.

Mark will again contact the builder of lot 138 to provide the required dumpster and erosion control on site and asked that a violation letter be sent if not corrected by next week.

Falling Waters HOA Board Members

President Sherri Cullom SherriCullom@gmail.com	Vice President Mark Langbehn marklangbehn@yahoo.com	Asst. Vice President Rhonda Ables Rhondaables@icloudl.com	Secretary Deb Mann rfdlMann@Comcast.net	Treasurer Craig Paden CraigPaden@Comcast.net
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Mark will get a modified quote for road seal cracking to include the new pavement at the Division Road entrance and removing five, not four, sets of speed bumps.

The November membership meeting will take place on November 13, 2019. Deb will coordinate reserving a meeting room location.

Ted made a suggestion that a legal variance procedure be established to assist in the approval of building request. Most other communities have such written legal guidelines to avoid potential conflicts. Ted will prepare documents for the board's approval.

Letters will be written for current covenant violations.

Deb made a motion to adjourn at 8:45 Craig seconded; -vote taken all in favor-none opposed, motion carried.

FWHOA Treasurers Report 9-24-2019

General Account Total income received YTD 9/24/19	\$44,746.87
Total General Account expenses YTD 9/24/19:	\$59,516.73
2019 General Account Income less expenses	-14,769.86
General Account Checkbook balance 9/24/19	\$182,785.84
Road fund balance (included with checkbook balance)	\$76,789.11
Construction deposits (included with checkbook balance)	\$7,000.00
Total outstanding 2019 HOA invoice balance	\$4,645.20
FWHOA Special Events Income Received YTD 9/24/19	\$10,298.13
FWHOA Special Events expenses YTD 9/24/19	\$5,343.04
FWHOA Special Events Income less expenses YTD 5/14/19	\$4,955.09
FWHOA Special Events Checking Account balance 9/24/19	\$5,260.83
General Account and Special Events combined balance	\$193,389.71

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