



Minutes of the Membership Meeting  
March 20, 2019  
Cross of Christ Lutheran Church  
109 & County Line Rd.  
Crown Point, IN 46307

Meeting called to order by President Sherri Cullom at 6:00 p.m.

Members present -Sherri Cullom, Craig Paden, Brian Woodward, Deb Mann and Ted Fitzgerald -Member  
Absent: Ed Kulchar

**Approval of Minutes**

Deb made a motion to accept the minutes of the November 14, 2018 as written, Craig seconded-vote taken; all in favor none opposed, motion carried.

**Introduce New Board Members**

There were three (3) positions available on the Board, and we received 3 letters of nomination-therefore there was no election needed. The new members are Rhonda Ables and Mark Langbehn. Sherri thanked Brian Woodward and Ed Kulchar for their service, and the new board members took their place.

Craig made a motion for assignment of the positions on the board: Sherri Cullom -President, Mark Langbehn -Vice President, Rhonda Ables-Assistant Vice-President, Craig Paden-Treasurer, and Deb Mann-Secretary, -Sherri seconded; vote taken, all in favor-none opposed, motion carried.

A resident brought up the topic of speeding/reckless driving in the neighborhood. We stated that the speed bumps would be installed again very soon, and that Ted is working on a proposal for us to help keep this under control. Additional police patrols and help from our neighbors will help considerably.

**Developers Report**

Dave Woodward informed us that during the past 6 months they have been working with Porter County to get approval of the 20 lots south of the treatment plant, including re-zoning for maintenance free Cottage Homes. They discussed the option of making smaller lots to include 28 homes. They are re-thinking that idea and may return to the 20-lot original plan. They have upgraded the drainage pipe to 12 inches instead of 10 inches, that was originally installed. They are ready to start a Model Home for this area, as soon as possible. They are also hoping that this new area will bring in more traffic and interest in Falling Waters, if not in the Cottage homes, another home in our development. They are also hoping to re-establish some of the lots from the old standard of 80 feet to 100 feet to enable to include the larger homes. There has been interest in larger homes, but the current lot size does not accommodate that. Another option is taking some of the lots and expanding them. That is the current goal in this year. Brian mentioned the

Falling Waters HOA Board Members

**President**  
**Sherri Cullom**

**Vice President**  
Mark Langbehn

**Asst. Vice President**  
Rhonda Ables

**Secretary**  
**Deb Mann**

**Treasurer**  
**Craig Paden**

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[marklangbehn@yahoo.com](mailto:marklangbehn@yahoo.com)

[rondaables@icloud.com](mailto:rondaables@icloud.com)

[rfdMann@Comcast.net](mailto:rfdMann@Comcast.net)

[CraigPaden@Comcast.net](mailto:CraigPaden@Comcast.net)



expense by the developer in re-creating the north end, with new gate and gatehouse, and thanked the Conservancy District in the new fencing provided. They hope this will enhance the neighborhood to potential buyers as well. It was also mentioned that if combining lots to make larger ones, buyers will only be charged with one (1) tap in fee for the Conservancy District.

A resident raised the question of combining lots etc., the impact it may have on our budget, since the HOA budget planning on a certain number of lots. He answered by explaining many of the lots in the area in question are not buildable anyway, since many are corner lots and with the setbacks, it would be impossible to put a home on it. So, some lots would be sacrificed. The developer would lose money as well, however in the long run it will help to sell more lots. Lot size will not determine any change in dues, even for the Cottage Homes. When these changes take place, a new map will be produced to reflect lot numbers and addresses as well.

### **New Residents**

Deb introduced the three new residents in our neighborhood since the November meeting:

Jesse & Cynthia Cabrera-Lot 88, 80 Bergamo Lane East, and David & Mabel Forrest Lot 103-752 Medwin Way, and Dimitrios & Myrna Karataglidis Lot 138-796 Cirque Dr. We Welcome all of you!

### **Legal Report**

Ted Fitzgerald informed us that all is going well, he did not have much to report. He is still quite concerned with the traffic/speeding issues in the development. He has ideas and a proposal to submit to the board at the next board meeting.

### **Budget Report**

Craig reported the current financial information as of today:

|   |              |
|---|--------------|
| General Account Total income received YTD 3/20/19     | \$20,934.15  |
| Total General Account expenses YTD 3/20/19            | \$21,158.03  |
| 2019 General Account income less expenses             | \$ -223.88   |
| General Account Checkbook balance 3/20/19             | \$197,331.82 |
| Road Fund balance (included in checkbook balance)     | \$77,502.75  |
| Construction Deposits (included in checkbook balance) | \$6,000.00   |
| Total outstanding 2019 HOA invoice balance            | \$24,375.50  |
| FWHOA Special Events Checking balance 3/20/19         | \$55.74      |

#### Falling Waters HOA Board Members

|  |  |   |   |  |
|--|--|---|---|--|
| <b>President</b><br><b>Sherri Cullom</b><br><a href="mailto:SherriCullom@gmail.com">SherriCullom@gmail.com</a> | <b>Vice President</b><br>Mark Langbehn<br><a href="mailto:marklangbehn@yahoo.com">marklangbehn@yahoo.com</a> | <b>Asst. Vice President</b><br>Rhonda Ables<br><a href="mailto:rondaables@icloud.com">rondaables@icloud.com</a> | <b>Secretary</b><br><b>Deb Mann</b><br><a href="mailto:rfdMann@Comcast.net">rfdMann@Comcast.net</a> | <b>Treasurer</b><br><b>Craig Paden</b><br><a href="mailto:CraigPaden@Comcast.net">CraigPaden@Comcast.net</a> |
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|   |              |
|---|--------------|
| Special Events income received YTD 3/20/19          | \$0          |
| Special Events expenses YTD 3/20/19                 | \$250.00     |
| General Account and Special Events combined balance | \$197,387.56 |

**Open Forum**

Bad Boy mower was brought up. Craig stated that it would be sold, and monies will be put in the bank.

Dave Cullom informed us of the 5-K race to be held again in September, it was a very successful event and we hope to work with Tradewinds in more marketing the event. All profits are given to Tradewinds.

Garage Sales were discussed, and it looks like we will adopt a policy to have one weekend each year for this purpose. We will work with those interested and post more information as it becomes available.

The topic of Recycling was discussed. A resident mentioned that recycling is much different today than it was 5 years ago, and much of what we think is being recycled is ending up in landfills, the cost was discussed, and Craig assured us that the price is actually the same if we recycle or not. The prior Company only picked up recycles 2 times per month. When we changed services, the new service picked up recycle each week and the cost went down. Ted mentioned a meeting that he went to and the topic was discussed. He will contact the individual and get a list of what exactly is recyclable and what is not. We will get that out to the community as soon as we have it.

Sherri made a motion to adjourn at 6:50, Deb seconded-vote taken, all in favor none opposed-motion carried.

Respectfully submitted,

Deb Mann, Secretary

Falling Waters HOA Board Members

|  |  |   |   |  |
|--|--|---|---|--|
| <b>President</b><br><b>Sherri Cullom</b><br><a href="mailto:SherriCullom@gmail.com">SherriCullom@gmail.com</a> | <b>Vice President</b><br>Mark Langbehn<br><a href="mailto:marklangbehn@yahoo.com">marklangbehn@yahoo.com</a> | <b>Asst. Vice President</b><br>Rhonda Ables<br><a href="mailto:rondaables@icloud.com">rondaables@icloud.com</a> | <b>Secretary</b><br><b>Deb Mann</b><br><a href="mailto:rfdMann@Comcast.net">rfdMann@Comcast.net</a> | <b>Treasurer</b><br><b>Craig Paden</b><br><a href="mailto:CraigPaden@Comcast.net">CraigPaden@Comcast.net</a> |
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