

Falling Waters HOA

Executive Board Meeting Minutes

Tuesday, March 11, 2025 at 5:30 PM

Executive Cottage Homes Clubhouse

Officers Present: Mark Langbehn, Sonia Hedge, Marianne Moore, Zac Garner and Sherri Cullom

Meeting Called to Order at 5:30

Motion to approve old minutes: Approved

Election of Officers- Sonia Hedge was elected President, Mark Langbehn was elected Vice President, Sherri Cullom was elected Secretary, Marianne Moore was elected Assistant Vice President and Zac Garner was elected Treasurer.

Establish Meeting Schedule- Executive meetings are monthly, second Tuesdays at 5:30pm. Next Executive Meeting is April 8 at 5:30pm. Next Public Meeting is April 29 at 6:00pm. All at the Clubhouse.

Financial Report- As of February 08, 2025

- a. Operating Budget-\$214,668
- b. Contract Refunds-\$21,200
- c. Reserves-\$203,809.77

President Sonia Hedge- Asked for all email communication to have entire board copied. Asks for future board meetings to have an ACC report and a monthly report from 1st American with questions to be determined later.

Treasurer Zac Garner- Presented open contracts:

1. Speed bump request
2. 1st American-waiting for contract
3. Plowing Contract-Multi-year
4. Trash Pick-up-Renew by early April
5. Hyre Electric-Bill back to builder when possible
6. Site Services-will fill potholes in April
7. New Gate system-SDI contractor-New gate install starts this week

Vice President Mark Langbehn- Will follow up on Northside streetlight installs. Mark will talk to a builder that wants to put vinyl where the covenants call for masonry. Mark announced he has resigned from the Executive Cottage Home Board.

Assistant Vice President Marianne Moore- Will investigate grants for beautification as FWHOA is a nonprofit.

Old Business: Presented by Zac Garner

1. Gate vendor:
 - a. Stopped communicating with Bridget, not showing for appointments
 - b. \$2,467 bill discrepancy
 - c. Gatehouse alarms have not worked
 - d. Attorney has sent a letter to vendor about inflated \$8,592.55 invoice
2. New Home Construction over 1 year –Security Deposit is kept, \$10 weekly fine for houses over 2 years. No one allowed to live in a home that doesn't have an occupancy permit, or be parking cars or equipment overnight.
3. People who owe dues are being fined or legal has been advised.

New Business:

1. Discussed charging residents for emails sent to the lawyer.
2. Parking cars by stop signs and commercial vehicle parking discussed.
3. Possible Board conflicts of Interest, director Cullom's spouse is part of an llc owns 20 lots in FW. She will recuse herself accordingly if any HOA Business arises from these lots.
4. Frost law should be enacted as a policy.
5. Covenant changes are needed. We will revisit the proposed covenant changes from prior years.
6. Electronic voting discussed.

Adjournment 8:07 PM