

Falling Waters HOA Monthly Meeting Minutes

- I. Meeting Called to order at 5 PM.**
- II. The May 13, 2025 meeting minutes were approved through email on June 9, 2025.**
- III. Officers Present: Mark Langbehn, Sonia Hedge, Marianne Moore, Zac Garner and Sherri Cullom along with Attorney Nathan Vis and Sheriff Jeff Balon.**
- IV. New Business.**
 - A. Discussion with Porter County Sheriff:**
 - 1. The Porter county police has the pin # for the entry gate as well as the yelp system to use.**
 - 2. Jeff Balon talked about what they can do to work with our private community as well as what they cannot do.**
 - 3. Officers have been driving through the subdivision on their way to work.**
 - 4. Community safety was discussed.**
 - 5. The police should be called for any theft, burglary or DUI.**
 - 6. FWHOA has the authority to ban outside vehicles who are making trouble in the subdivision.**
 - 7. Reckless operation of golf carts or vehicles should be reported to project safe roads on the Porter County Website**



V. Reports:

A. 1 st American-Released Financial Report.

B. Treasurer Report:

- 1. Operating Budget \$203,771.82**
- 2. Contractor Refunds \$26,100.00**
- 3. Reserve \$207,218.60 (Res CD1 & CD2)**
- 4. Delinquencies as of March 27, 2025**
 - a. Homeowners \$31,21.33 (split payments not included)**
 - b. Lot owners \$11,610.05**
 - c. Payment agreement and small balances \$23,283.11**
- 5. \$5,000.00 donation for the park was received from Providence and deposited into the HOA bank account. A check will be cut to the Conservancy district to reflect this Providence donation to help fund the park.**
- 6. In a joint effort by the FWCD and the FWHOA to construct a park in Falling Waters, on May 24, 2025, a motion through email was made to donate \$5,000.00 from the Falling Waters HOA to help fund the park. The HOA did receive a letter indemnifying the HOA from having any legal responsibility of the park.**

VI. Legal Report:

A. Attorney Vis invoices were discussed and going forward a running total will be kept.

B. Collection notices have been sent to outstanding accounts.





C. Zac Garner will work with Attorney Vis with past legal counsel billing.

D. Attorney Vis confirms if a pool is visible from a corner lot it needs shrubbery for a visible barrier per the covenants.

E. A resident who is past the due date of their completed construction requirement has installed their driveway. We are still waiting on sod and landscaping plans. Daily fines continue to accrue until completed.

F. Reviewed golf cart policy. Attorney Vis will work to update the recreational motor vehicle policy that will address golf carts, ATV, Side by Sides and etc.

G. Possibly joining West Porter Township Fire Protection was discussed.

H. The need for a garden policy was discussed.

VII. ACC Report:

A. A Builder's plans are pending and have been denied twice because of its repetitive floor plan.

B. Another Builder's plan was denied due to being too close to the same house plan close by. Their client has opted to change lots to an area that does not have this house plan.

C. The Board has approved for the ACC to gather all requests of garbage can screens to review so that they meet our standards. No fee will be charged for review.

VIII. Committees:

A. Committee purchases must have pre-approval from the FWHOA Board.





B. The Committees follow the Board directives,

C. Safety Committee met. They would like signage around the park.

IX. Old Business:

A. Lighting Project to begin soon

B. Sherri and Mark met with 1 st American to go over the new contract.

X. Adjournment-7:50 PM

