

## REGULAR MEETING MINUTES

### BOARD OF DIRECTORS OF THE FALLING WATERS CONSERVANCY DISTRICT

August 11, 2025: TIME: 6:00 p.m.: Executive Cottage Homes Clubhouse located at 682 Verdano Terrace, Crown Point, IN 46307

Members Present: Chairman Dave Cullom, Vice-Chairman Mark Langbehn and Director Don Plumb. Also present included: Attorney Nathan Vis and Financial Secretary Karen Giesler.

1. Meeting opened at 6:02 p.m. with the reciting of the Pledge of Allegiance.

2. Approval of Minutes:

Vice-Chairman Langbehn made a motion to approve the minutes from June 9, 2025, following a second by Director Plumb. Motion duly carries 3-0.

3. Operators Report:

Chairman Cullom explained that the operator could not be present and the checklist looks okay and they are making progress on the sludge removal.

Chairman Cullom explained the operator is getting quotes for various items to complete the capital improvement plan and he is also helping in getting a list of dates for the items that have been completed for future reference.

Vice-Chairman Langbehn explained that there is no water at the plant which may be needed in the event of an emergency, so the board should put that on the list of improvements to make.

Chairman Cullom explained that he noticed there is a lot of brush growth behind the plant and it should be cleared out.

Vice-Chairman Langbehn will get bids on clearing behind the plant.

4. Secretary Report:

Vice-Chairman Langbehn made a motion to accept the financial report for July following a second by Chairman Cullom. Motion duly carries, 3-0.

Director Plumb made a motion to approve the claims presented, following a second by Chairman Cullom. Motion duly carries, 3-0.

5. Attorney Report:

- A. Attorney Vis explained that the outlot that is on the tax sale has been completely resolved.
- B. Attorney Vis reported that there were three lots that had drains in close proximity to the curb, letters were sent certified to the homeowners and Director Plumb will confirm they have all been rectified.
- C. Attorney Vis explained that it was reported that there was a pontoon boat on the districts property with a notice to stay off the lake and he sent a letter to the property owner to have it removed.

Chairman Cullom reported that he was told that the pontoon boat was moved.

- D. Attorney Vis explained that the FWCD ordinance was sent out to property owners about district property that abuts private property, there are some that utilize district property with approval. He suggests checking the GIS website on an annual basis.

There was further discussion about the homeowners that live next to district property.

Attorney Vis explained that since the letter went out, it has been discovered that a property owner has cleared some district property that is behind their home. He will prepare a letter to address it and send it to the board for approval.

6. Board:

- A. Vice-Chairman Langbehn reported that 100% of the wiring is complete for the first intersection as you come in from the north. REMC has to tie the in wiring to the transformer and they estimate that will be 10-15 days.

Vice-Chairman Langbehn reported that there are four lamps out currently in the south section and the HOA is going to repair those. There are two more new ballasts that need to be put in on the north side, some of the poles on the north side don't even have wiring going into them, so that will also have to be done.

- B. Chairman Cullom explained that proposals were submitted to complete ditching for the lakes.

Director Plumb explained that two proposals from Misch were realistic, it looks like the scope of work changed on the M7 proposal.

Director Plumb made a motion to approve the proposals from Misch.

There was further discussion about the proposals and the flow and levels of the lakes.

Chairman Cullom made a motion to proceed with phase one, following a second by Vice-Chairman Langbehn. Motion duly carries, 3-0.

- C. Chairman Cullom reported that a motion was made via email to approve a proposal from Colby & Company in the amount of \$16,480.00 to complete some curb work that is needed, following a second by Vice-Chairman Langbehn. Motion duly carried, 3-0. The curb work will be done this week and then the HOA can complete the black top work.

7. Any other matter the board wishes to discuss:

- A. Vice-Chairman Langbehn explained that they pulled the fountain out of the big lake about two weeks ago, it is sitting on the pier, it needs a new cable, they have the splice kit, it needs a new cable which Roselawn Electric purchased it and they are going to come out and repair it sometime this week.
- B. Vice-Chairman Langbehn reported that an aerator was put in Lily's Pond and it is working fine. An aerator was put on Lake Verbena and unfortunately that lake is only four foot deep, so it was sucking in mud, so they took it to Michigan and they will go back to Michigan and get something for shallow lakes.
- C. Vice-Chairman Langbehn explained that they are looking at stocking the two small lakes with fish this year and maybe adding some to the big lake. He spoke to the lady at Clear Creek, which FWCD purchased the fish from last year. He discussed the issue with the fish from last year not growing and they recommend waiting until year two, they normally grow in their second year and a large improvement should be seen by then.

There was further discussion about stocking/restocking the lakes.

Vice-Chairman Langbehn made a motion to approve the purchase of fish to restock the lakes not to exceed \$3,000 from Clear Creek Fisheries, following a second by Chairman Cullom. Motion duly carries, 3-0.

8. Open Floor to the Public:

Being no more business before the board, Chairman Cullom made a motion to adjourn, following a second by Director Plumb. Motion duly carries, 3-0.

Meeting adjourned by Chairman Cullom at 6:54 pm.

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Chairman

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Vice-Chairman

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Secretary

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Date