

REGULAR MEETING MINUTES

BOARD OF DIRECTORS OF THE FALLING WATERS CONSERVANCY DISTRICT

September 30, 2024: TIME: 6:30 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 6:30 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 August 12, 2024, following a second by Director Plumb. Motion duly carries 3-0.
3. Operators Report:
 - A. Chairman Cullom explained that the operator could not make it to the meeting. The checklist shows that everything looks good on the checklist. They were out to service the backup generator. They are going to start to pump the sludge down in the treatment plant. It's not at a serious level, but they have to get done. There was a pump that went down and had to replace it and they have approval to get a back up pump and then all of the lift stations will have a spare pump. There are still no houses in the back hooked in, but they are being built.
4. Secretary Report:
Vice-Chairman Langbehn made a motion to accept the financial report for September, 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 Vice-Chairman Langbehn. Motion duly carries, 3-0.
5. Attorney Report:
 - A. Attorney Vis presented an updated contract for signature that has already been approved.
 - B. Attorney Vis explained there was a house that closed, it had a lien filed and fees due post filing, but the title company did not contact FWCD to get the fees due. He will stay on this to collect the money due.
 - C. Attorney Vis explained that they are close to having an ordinance prepared governing the use of green space.

There was further discussion about the use of green space and the proposed ordinance governing it.

Attorney Vis will have it finalized for approval at the next meeting and he has an application prepared as well.
 - D. There was discussion about modifying Ordinance 24-01, the reconnect fee was originally \$1,500, it is \$750 currently, and after doing research, the board agrees that it should be \$300 plus recorders filing fees and the fees incurred for certified mail.

Chairman Cullom made a motion to instruct the attorney to craft an amendment to Ordinance 2024-01 for discussion, following a second by Director Plumb. Motion duly carries, 3-0.
6. Board:
 - A. Vice-Chairman Langbehn reported that the two ponds have been stocked. Some fish died during transport, but the company that they were purchased from brought some more to replace them.
 - B. Vice-Chairman Langbehn reported that the aerator for the small lake has been installed, but it is not functional at this time because they are moving the electrical board that is on the roadway, down to the pier and that is where all of the electricity will be for all that is in the lake.
 - C. Vice-Chairman Langbehn explained that seed is going to be placed by the gazebo where a trench was dug and seed will also be placed at a section on Cirque Drive where a curb was fixed and the grass was torn up. There are branches hanging down at the north gate that are going to be cut.
 - D. Vice-Chairman Langbehn reported that there is a problem with a 14" concrete drain pipe, the board has a contractor lined up to fix it. There is also a possible broken storm sewer, the contractor is going to open it up to see what is going on and report to the board.
 - E. Vice-Chairman Langbehn explained that as they were digging Lilly's Pond, the contractor found two manholes that were uncovered, they are replacing the covers at the district cost. There were also two trees that were

damaged from the storm and they were laying on others that were conservancy district trees, so the board is having them removed for safety reasons.

- F. Chairman Cullom explained that this meeting is technically for October, the board will not meet in November, but the month of November is the time to submit your candidacy for election. Anyone that wants to run for a position of the board, a nominating petition must be signed by five freeholders and must be postmarked by the last day of November to be eligible.

Attorney Vis responded that he will work on the notice and send it out

Open Floor to the Public:

Mike Berta said that he expresses his appreciation for the board stocking the ponds.

Mike Berta said that that he would like to have a copy of the financial report while it is being read during the meeting, so extra copies will be brought to the meeting.

Mike Berta explained that in mid-July he and a neighbor had a tree trimming service trim some trees. The arborist involved with one tree company said there is no question that two trees need to come down. He and his neighbor contacted an attorney and a letter was sent asking for the removal of those trees, but there has not been a response received.

Attorney Vis stated that he did respond to his attorney to let him know that the board was in the process of evaluating the trees and the lot lines to see exactly where the trees are. He will respond to the attorney again to let him know the board is hoping to have an answer within the next thirty days.

There was further discussion about the district green space and the ordinance that is being prepared so there is a more formal process.

There was discussion about walking trails in the district, but there have not been any official plans yet.

Chairman Cullom explained that the number one responsibility of the board is to make sure the treatment plant runs properly and one repair cost the district over \$20,000.

Director Plumb explained that the board had all of the sewers televised and many small breaches were found that need to be fixed, it can be scheduled over time, it will be an ongoing endeavor, but it is going to take tens of thousands of dollars for all of it to be fixed.

A freeholder questioned some property on Ketil Trace, on the north side, the growth of weeds and branches growing into the street seems like it is almost into 1/3 of the street now.

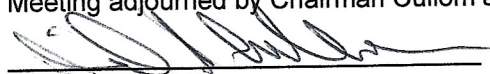
There was further discussion about the weeds and branches growing into the street and the developer is supposed to be cleaning it up.

A freeholder questioned if the HOA has been in contact with the FWCD about parks?

Chairman Cullom responded that the FWCD Board has not had any communication with the HOA about parks in over one year.

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

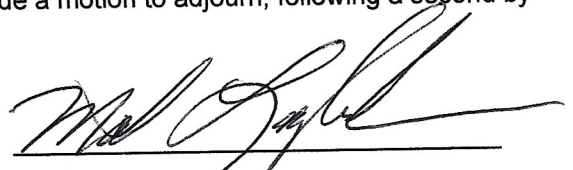
Meeting adjourned by Chairman Cullom at 7:13 pm.



Chairman



Secretary



Vice-Chairman

12/9/2024

Date