

# THE FALLS OWNERS ASSOCIATION, INC.

Minutes of Meeting of Board of Directors

July 23, 2024

The Board of Directors (“Board”) of The Falls Owners Association, Inc. met on July 23, 2024 at 6:00pm at 1750 N. Falls Drive, The Falls Texas Clubhouse Patio area, New Ulm, Texas. The subject of the meeting was to consider and act on the following Agenda listed below:

## Directors:

- Lance Welch - Director - Present
- Susan Brewington - Vice President/Treasurer – Present
- Rochelle Wiley – Secretary - Present
- Ed DeCora – Director - Present
- Trish Machann – Director - Present

Owners Attending: Becky Joy

Meeting started at 6:01pm and called to order by Lance Welch

## Agenda Items:

1. Review and approve April 9, 2024 meeting minutes.
  - Motion made by Lance to approve the minutes as written, seconded, unanimous vote.
2. Summary of Executive session on April 9, 2024
  - Discussion was held by directors regarding contributions for road projects going forward and attorney conversation back in fall which is attorney client privilege.
3. Architectural Control Committee – Activity Report
  - No activity or applications submitted since April.
4. Financial Report – Current status – Income & Expenses
  - Susan provided summary of financials and they are attached.
  - CD renewal update
    - 6mo CD coming up for renewal on 7/31 will be renewed for 3mon at 5.25%
  - Delinquent accounts
    - We have 4 accounts which past due. One account which was auctioned in mortgage repossession.
    - The past due on the auction will be written off.
    - All past due accounts have been sent certified letters which were all returned with no owners signing for the certified letters.
  - Local Legal Representation

- James McIver Representation Agreement – attorney would only handle our collection of past due accounts. Motion made to sign Representation agreement, seconded, unanimous vote.
- Review of New Bookkeeping Agreement
  - Bookkeeping increase in hourly rate to \$100.00. Motion was made to increase bookkeeping rate to \$100.00 an hour, seconded, unanimous vote.
  - Financial reports will be done quarterly rather than monthly.
- 5. Front gate exit for walking or bicycles
  - Lance reported that a new button would be installed at entrance similar to the button which was installed in April at the exit gate. Will be complete in next 2-3 weeks.
- 6. Proposed items for 2025 Budget
  - Mowing to continue
  - Painting of speed bumps – need estimate of cost
- 7. Recommendations for 2025 Assessment Fees
  - Tabled and will be addressed at next meeting amount due no later November 1<sup>st</sup>.
- 8. Deed Restriction update project
  - Get last version from work in 2023 and send to board
- 9. Fire exit update
- 10. Discussion/comments from Property Owners
- 11. Next Meeting Date tentatively Tuesday, October 22, 2024 at 5:30pm
- 12. Executive Session
  - Delinquent accounts      No session was held

Meeting Adjourned: 7:15pm

Rochelle Wiley  
Secretary – Board of Directors  
The Falls Owners Association, Inc.  
[www.boathefalls.com](http://www.boathefalls.com)

# THE FALLS

## OWNERS ASSOCIATION, INC.

P.O. Box 1304 New Ulm, Texas 78950

### Balance Sheet

As of June, 2024

|  | Total                |
|--|----------------------|
| <b>ASSETS</b>                          |                      |
| <b>Current Assets</b>                  |                      |
| <b>Bank Accounts</b>                   |                      |
| 10003 Industry State Bank - Checking   | 24,883.16            |
| 10004 Industry State Bank - Savings    | 5,327.99             |
| 10014 Fidelity Investments-*9702 5.40% |                      |
| Fidelity – Money Market                | 3,838.59             |
| 9 mo CD – 50,000 2/21/25 – 5.30%       | 49,995.50            |
| 6 mo CD – 75,000 7/31/24 – 5.00%       | 74,968.50            |
| 9 mo CD – 75,000 12/25/24 – 4.90%      | 74,854.50            |
| 12 mo CD – 75,000 01/24/25 – 4.80%     | 74,734.50            |
| <b>Total Bank Accounts</b>             | <b>\$ 308,602.74</b> |
| <b>Accounts Receivable</b>             |                      |
| 10500 Customer Accounts                | 100.00               |
| 10501 Allowance for Bad Debts          | 755.00               |
| <b>Total Accounts Receivable</b>       | <b>\$ 855.00</b>     |
| <b>Other Current Assets</b>            |                      |
| 11901 Prepaid Expenses                 | 0.00                 |
| <b>Total Other Current Assets</b>      | <b>\$ 0.00</b>       |
| <b>Total Current Assets</b>            | <b>\$ 309,457.74</b> |
| <b>TOTAL ASSETS</b>                    | <b>\$ 309,457.74</b> |
| <b>LIABILITIES AND EQUITY</b>          |                      |
| <b>Liabilities</b>                     |                      |
| <b>Current Liabilities</b>             |                      |
| <b>Accounts Payable</b>                |                      |
| 20000 Accounts Payable                 | 0.00                 |
| <b>Total Accounts Payable</b>          | <b>\$ 0.00</b>       |
| <b>Other Current Liabilities</b>       |                      |
| 11500 Deferred Revenue                 | 0.00                 |
| <b>Total Other Current Liabilities</b> | <b>\$ 0.00</b>       |
| <b>Total Current Liabilities</b>       | <b>\$ 0.00</b>       |
| <b>Total Liabilities</b>               | <b>\$ 0.00</b>       |
| <b>Equity</b>                          |                      |
| 32000 Unrestricted Net Assets          | 313,805.32           |
| Net Income                             | -4,347.58            |
| <b>Total Equity</b>                    | <b>\$ 309,457.74</b> |
| <b>TOTAL LIABILITIES AND EQUITY</b>    | <b>\$ 309,457.74</b> |

# THE FALLS

## OWNERS ASSOCIATION, INC.

P.O. Box 1304 New Ulm, Texas 78950

### Profit and Loss

Jan-June 2024

|                                       | <u>Jan-June 2024</u> | <u>2024 Budget</u> | <u>\$ Over Budget</u> | <u>% Of Budget</u> |
|---------------------------------------|----------------------|--------------------|-----------------------|--------------------|
| <b>Income</b>                         |                      |                    |                       |                    |
| 40000 Annual Lot Assessment           | 12,850.00            | 12,850.00          | -                     | 100.00%            |
| 40002 Interest Income                 | 5,565.42             | 8,000.00           | (2,434.58)            | 69.57%             |
| <b>Total Income</b>                   | <b>18,415.42</b>     | <b>20,850.00</b>   | <b>(2,434.58)</b>     | <b>88.32%</b>      |
| <b>Expenses</b>                       |                      |                    |                       |                    |
| 61000 Accounting Fees                 | 1,170.00             | 1,720.00           | (550.00)              | 68.02%             |
| 61150 Bank Fees                       | -                    | -                  | -                     | 0.00%              |
| 62000 Taxes                           | -                    | 750.00             | (750.00)              | 0.00%              |
| 62500 Insurance Expense               | 1,287.00             | 1,178.00           | 109.00                | 109.25%            |
| 63800 Legal Expense                   | -                    | 5,000.00           | (5,000.00)            | 0.00%              |
| 65000 Office/Administrative Expenses  | 284.10               | 600.00             | (315.90)              | 47.35%             |
| 67200 Repairs and Maintenance         | 18,636.58            | 12,970.00          | 5,666.58              | 143.69%            |
| 67800 Computer Software/Website       | -                    | 800.00             | (800.00)              | 0.00%              |
| 68600 Utilities                       | 978.07               | 2,500.00           | (1,521.93)            | 39.12%             |
| <b>Total Expenses</b>                 | <b>22,355.75</b>     | <b>25,518.00</b>   | <b>(3,162.25)</b>     | <b>87.61%</b>      |
| <b>Net Operating Income</b>           | <b>(3,940.33)</b>    | <b>(4,668.00)</b>  | <b>727.67</b>         | <b>84.41%</b>      |
| <b>Other Income</b>                   |                      |                    |                       |                    |
| 70000 Interest on Past Due Assessment | -                    | -                  | -                     | 0.00%              |
| 70010 Investment Change in Value      | (407.25)             | -                  | -                     | 0.00%              |
| <b>Total Other Income</b>             | <b>(407.25)</b>      | <b>-</b>           | <b>-</b>              | <b>0.00%</b>       |
| <b>Net Other Income</b>               | <b>(407.25)</b>      | <b>-</b>           | <b>-</b>              | <b>0.00%</b>       |
| <b>Net Income(Loss)</b>               | <b>(4,347.58)</b>    | <b>(4,668.00)</b>  | <b>727.67</b>         | <b>93.14%</b>      |