

THE FALLS OWNERS ASSOCIATION, INC.

Minutes of Meeting of Board of Directors

February 25, 2017

Annual Meeting

The Board of Directors (“Board”) of The Falls Home Owners Association, Inc. met on February 25, 2017 10:00 AM New Ulm Lions Club 1031 FM 109, New Ulm, TX 78950 in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Directors Attending:

Linda Skiles: President
Ken Wied: Vice President/Treasurer
David Gruszecki: Secretary
Larry Wiley: Director at Large
Jay Abbott: Director at Large

Sub Committee Members:

Steve Rogers: Legal Research
Rochelle Wiley: Record Keeper
Debbie Hudler: Accounting

Homeowners in attendance as recorded with Ballot Receipts:

1. Call the meeting to order. Promptly @ 10:00 AM
2. Establish meeting rules: The meeting will be conducted in accordance with Robert’s Rules of Order.
3. Introduction of Directors & Officers:
Linda Skiles – President
Ken Wied – Vice President – Treasurer
David Gruszecki – Secretary
Larry Wiley – Director
Jay Abbott – Director

4. Determine & announce presence of quorum:

Linda Skiles requests proxy and residence attendance count to confirm Quorum
Rochelle Wiley Confirms 27 Residents Present 82 Proxies on Hand
Linda Skiles Confirms Quorum is established

As potential residents may arrive late quorum final results will be established upon all ballots received are counted and filed.

5. Approval of the February 27, 2016 General Meeting Minutes (posted to the website).
 - a. Meeting minutes were available for review to all in attendance

Earl Mullen resident motions to accept minutes as drafted 2nd by Darrell Pfeffer resident
All Unanimous

6. Review of the 2016 actions of the Board of Directors

Linda Skiles summarizes 2016 actions of the Board

- a. Member communication via E MAIL & US Postal services regarding updates
- b. Accounting, mail collection, receipts, deposits, duties and process
- c. Delinquent Collection Process. Procedure of Timing , Follow up, Reminders And Payment Terms
- d. Tax Regulation filings and process for succession, accounting storage for record keeping, Legal firm pursuit of delinquent association fees
- e. Collection report part of financial documents with fairness practice of collection
- f. Renewed ACC process. Streamlined
- g. Developed an approved 2017 budget
- h. www.hoathefalls.com organized and secure source for record retention

7. Financial report by Treasurer, Ken Wied

Ken Wied reports on 2016 financials, report assistance from Debbie Hudler

- a. Association has \$88,000 cash on hand
- b. Review of expenditures, receipts, bad debt
- c. Past due Judgements receipts, accounting practice of repayment of legal fees associated with judgments
- d. Insurance and sundries cost
- e. Security light cost
- f. Review of 2017 budget

Question (Q) from the Floor association member (AM) Jim Brooks regarding budget

(Q) 120 lots projected are projected as not collectable at this time?

(A) Linda Skiles describes some lots at this time are considered bad debt as the Board is attempting to collect, briefly describes potential success of future court rulings on all legal filings, The Board cannot divulge any information to owners of lots in delinquency. Linda also describes potential of 4-6 lots maybe sold by the Falls and the association is negotiating to collect past due fees associated to those lots

(Q) Jim Brooks is it the Boards/Committee decision to continue to pursue Bad Debt and continue to have legal expenses to collect

(A) Linda Skiles YES the association will pursue all past due fees, The association will not invest in foreclosure legal actions

(A) Debbie Hudler announces 80% of ownership is current including collection for 2017
Boards long term goal of legal fee reduction as allowed by association being current

8. Architectural Control Committee report

David Gruszecki reports

Thank You Larry Wiley for your valued assistance and dedication for a transparent approval process meeting the goals of the association

Seventeen application requests were made consisting of Fences, Roof Repairs, Sheds & New Construction.

Requests for 2016

17 total application request's all approved

1 New Construction Occupancy January 2017

1 Rear Yard patio/Brick wall and Pergola approved completed in 2016

2 Fences Completed

2 patio's & walkway's Completed

1 Solar screens Completed

2 Sheds Completed

8 Roof replacements Completed

All applications were approved in a timely manner with-in the planned ACC approval timelines

Currently there 1 application for building repair approved for 2017

The Application has been revised and remains posted @ www.hoathefalls.com

9. Election of the new directors (2017-19)

30 association members present 97 total votes registered

Linda Skiles announces the Board terms of service for Board positions

Jay Abbott and Larry Wiley Terms expire at close of Gen Meeting 2/25/2017

Ballots are and were submitted to all present and via US Postal Mail and Email

Larry Wiley & Steve Rogers are on Ballot for nomination... Linda Skiles requests if there are any write in votes... None from the floor were presented

Linda Skiles motions to close Nomination 2nd Earl Mullen (AM) All Approved

During the Voting process Linda Skiles:

Thanks all the residents who have collectively assisted with maintenance and landscaping and volunteering to keep our community cleaned and maintained... Too many residence to list by name as many have added extra mowing and street clean around there residences. David Dusek, Rick Vandel special appreciation for the time energy and cost to renew the entrance a focal point to our development.

Thank you Jay Abbott and the departed Jim Greene for your valued time spent serving the Board and most importantly initiating & starting the association involvement to the Board in a time of uncertainty, Jay was a dominant driving force for audits and financial records, your term was greatly appreciated

Rochelle Wiley Announces 97 votes have been collected and counted to elect

Larry Wiley as a member to the Board of Directors
Steve Rogers as a member to the Board of Director

Linda Skiles announces reminder to all in attendance that following the Gen Meeting the Board will elect officers for 2017... Posted at bottom of agenda

10. Nominating Committee for 2018 –

Larry Wiley has agreed to head the nominating committee for 2017
Tracey long (AM) has volunteered to be on committee
Ken Wied (AM) has volunteered to be on committee

11. Proposal for the Amendment of Declarations of Covenants for the Architectural Control Committee.

Tabled as shortage of required votes are not available. 51% vote approval is required
All association members must take the request to submit their proxies or be present for future votes, a critical path to ensure the association updates all documents as required to be current

12. Establish next General Meeting date: February 24, 2018

FEBRUARY 24 2018

13. New business & discussion/comments from residents and guests

Question from the floor regarding Lot Maintenance.. Included in Association Fee

Linda Skiles informs all.. Lot Maintenance is the responsibility of the lot owners and not the Association. Any Lot Owner who has a specific agreement with whom they purchase d their lot must address with the seller as they do not apply to the HOA.

Linda Skiles announces RODEO Barbecue Ticket giveaway... Tickets were provided by a donor. Raffle was established for all attending

Sowell Family was the raffle winner

14. Goal & projects for 2017

- a. Continued Pursuit of Bad Debt and past due association fees
 - b. Review and Update Declarations of Covenants & By Laws
- HOA Documents are outdated and conflicted with property codes

15. Adjournment Meeting Closed 11:21

Note: Post Meeting, the first Meeting of the 2017-18 Board of Directors will take place to appoint officers, direct timing of bank signature changes, and set March meeting date.

_____ *DAQ* _____

David Gruszecki
Secretary