

# THE FALLS OWNERS ASSOCIATION, INC.

Minutes of Meeting of Board of Directors  
December 6, 2022

The Board of Directors (“Board”) of The Falls Owners Association, Inc. met on December 6, 2022, at 6:00pm Falls Pavilion, New Ulm, Colorado County, Texas. The subject of the meeting was to consider and act on the following Agenda listed below:

## Directors:

- Ed Decora – Director - Present
- Susan Brewington – Director – V. President/Treasurer - Present
- Rochelle Wiley – Director - Secretary - Present
- Jim Bryant – Director - Absent
- Kristy Hrachovy – Director - President - Present

## Owners Attending:

- Becky Joy, John Owens, Debbie Horton, Leonard Wideman, Stan & Val White

Meeting started at 6:00pm and called to order by Kristy Hrachovy

## Agenda Items:

1. Review and approve November 1, 2022 meeting minutes
  - Susan requested on item 8 from November meeting note regarding \$45 credit for mowing was done for 2023 assessments.
  - Ed motions that the minutes be accepted once the one item is changed, seconded, unanimous vote.
2. Summary of Executive session on November 1, 2022
  - Kristy provided report that she met with our attorney regarding our processes and fees structure. (i.e...Late payments, violation fines) what needs to be changed in our documents and form letters? We will need to refile our procedure at Colorado County Annex. Table this until at least February 2023.
3. Architectural Control Committee – Activity Report
  - One house in the process of being approved. Only partial approval has been given at this time for this home.
4. Update on areas of responsibility of the FOA defined in and in writing regarding Platt’s.
  - Kristy provided update that she met with Joys on this topic and the way the Platt is currently written FOA is responsible for the roads. They indicated they still own the roads.
  - Kristy also inquired about the FOA paying a percentage on maintenance projects such as mailboxes, mowing and they do not want to do that at this time. It will be addressed later.
5. Financial Report – Current status – Income & Expenses
  - Susan provided the financial update thru October 2022 and reports are attached.
  - CD renewal update
    - 3mon renewed to 5/20/23 at 3.80%

- 6mon renewed to 5/18/23 at 3.80%
- CD's to be renewed
  - 24mon currently at .70% due Feb 2023
  - 36mon currently at .80% due Feb 2024
  - Looking into taking the penalty on early withdrawal on 36mon CD and reinvesting at a better rate which is 12mon at this time. Penalty is 360 days interest.
  - After the first of the year we will address the movement of CDs since interest rates are possibly moving again. 24mon CD will stay at this time.

#### 6. Mowing easement

- Fund reallocation
  - Susan motions that we accept the Joys offer to mow the areas in the scope of work previously outlined for 2023 at the price we had offered to pay on last year in our bid, seconded, unanimous vote.
  - Susan to send scope of work to Kristy to send to Joys.

#### 7. 2023 Annual Meeting Prep

- Agenda
- Mailings send out in early January before 18th
- Location – New Ulm Lions Club 10am
- Ballot & proxy review
  - Make change on ballot for vote at least one sentence

#### 8. Migrant/Immigrant intake facility update

- Kristy sent email to Lois Kolkhorst office. They indicated that there is no known plan to have facility in New Ulm.
- Action Item: Kristy to send Rochelle email on who to contact and how.

#### 9. Deed restrictions – Proposed changes

- Proposed Lot Maintenance
  - Possibly have two sections since some lots are developed and undeveloped.
  - Most are concerned about undeveloped lots
  - Downed trees should be picked up
  - Maybe a list of names/numbers of people to help when undeveloped lots upkeep
- Proposed Yard Art
- Proposed Flags, Signs, and Banners
- Proposed General Nuisance
  - Susan provided example of another subdivision in Katy which had this clause. The General Nuisance could be referenced in Lot Maintenance, Yard Art, Flags, Signs, and Banners.
  - Board was in agreement in the General Nuisance and being used in other sections of restrictions

#### 10. Discussion/comments from Property Owners

- Fire pit – currently not in deed restrictions but will be addressed in proposed restrictions
- TFT Utilities letter regarding Falls MUD
  - Action Item: Rochelle to send email to people attending this meeting regarding next MUD meeting.

11. Next Meeting Date, Time, Location

- Sometime in February 2023

12. Executive Session

Meeting Adjourned: 7:03pm

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

# THE FALLS

OWNERS ASSOCIATION, INC.

P.O. Box 1304 New Ulm, Texas 78950

## Balance Sheet

As of October 31, 2022

	<u>Total</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
10003 Industry State Bank - Checking	23,924.65
10004 Industry State Bank - Savings	50,043.61
10010 1st Internet Bk of Indiana-24mo 2/23/23 .70%	62,757.17
10011 1st Internet Bk of Indiana-3mo 11/22/22 .90%	63,363.96
10012 1st Internet Bk of Indiana-36mo 2/14/24 .80%	64,178.17
10013 1st Internet Bk of Indiana-6mo 11/19/22 .70%	60,176.25
<b>Total Bank Accounts</b>	<b>\$ 324,443.81</b>
<b>Accounts Receivable</b>	
10500 Customer Accounts	50.00
10501 Allowance for Bad Debts	1,310.00
<b>Total Accounts Receivable</b>	<b>\$ 1,360.00</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>\$ 325,803.81</b>
<b>TOTAL ASSETS</b>	<b>\$ 325,803.81</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</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	331,356.86
Net Income	-5,553.05
<b>Total Equity</b>	<b>\$ 325,803.81</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 325,803.81</b>

# THE FALLS

## OWNERS ASSOCIATION, INC.

P.O. Box 1304 New Ulm, Texas 78950

### Profit and Loss January - October, 2022

	January - October, 2022	2022 Budget	\$ Over Budget	% Of Budget
<b>Income</b>				
40000 Annual Lot Assessment	19,275.00	19,275.00	-	100.00%
40002 Interest Income	1,389.41	2,600.00	(1,210.59)	53.44%
<b>Total Income</b>	<b>20,664.41</b>	<b>21,875.00</b>	<b>(1,210.59)</b>	<b>94.47%</b>
<b>Expenses</b>				
61000 Accounting Fees	2,045.00	2,500.00	(455.00)	81.80%
61100 Bad Dept Expense-Maintenace Fee	1,215.00	-	1,215.00	0.00%
61150 Bank Fees	-	50.00	(50.00)	0.00%
62000 Taxes	633.00	1,000.00	(367.00)	63.30%
62500 Insurance Expense	1,178.00	1,000.00	178.00	117.80%
63800 Legal Expense	3,230.00	2,500.00	730.00	129.20%
65000 Office/Administrative Expenses	1,008.91	570.00	438.91	177.00%
67200 Repairs and Maintenance	15,265.23	40,539.00	(25,273.77)	37.66%
67800 Computer Software/Website	-	570.00	(570.00)	0.00%
68600 Utilities	1,642.32	2,000.00	(357.68)	82.12%
<b>Total Expenses</b>	<b>26,217.46</b>	<b>50,729.00</b>	<b>(24,511.54)</b>	<b>51.68%</b>
<b>Net Operating Income</b>	<b>(5,553.05)</b>	<b>(28,854.00)</b>	<b>23,300.95</b>	<b>19.25%</b>
<b>Other Income</b>				
70000 Interest on Past Due Assessment	-	-	-	0.00%
<b>Total Other Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>Net Other Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>Net Income(Loss)</b>	<b>(5,553.05)</b>	<b>(28,854.00)</b>	<b>23,300.95</b>	<b>19.25%</b>