

THE FALLS OWNERS ASSOCIATION, INC.

Minutes of Meeting of Board of Directors

February 08, 2025

Annual Meeting

The Board of Directors (“Board”) of The Falls Owners Association, Inc. met on **February 8, 2025, at 10:00 am New Ulm Lions Club, 1722 FM 109, New Ulm, Texas.** The subject of the meeting was to consider and act on the following Agenda listed below:

Directors/Officers:

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

Meeting started at 10:03 am and called to order by Kristy Hrachovy

Agenda Items:

1. Call meeting to order
 - Susan Brewington called the meeting to order
2. Establish meeting rules: Meeting is to be conducted in accordance with abbreviated Robert’s Rules of Order
3. Introduction of Directors
 - Lance Welch – President
 - Susan Brewington – Vice-President/Treasurer
 - Rochelle Wiley – Secretary
 - Trish Machann – Director
 - Ed DeCora – Director
 - Members who attended introduced themselves.
4. Determine & Announce presence of Quorum
 - There were 149 lots represented in person or by proxy therefore we had a quorum.
5. Approval of February 17, 2024 Annual Member Meeting Minutes
 - Jim Brewington made a motion that the minutes from 2024 Annual Member meeting be approved as written, seconded, unanimous vote.
6. Financial Report of the Association by Treasurer, Susan Brewington

- Susan Brewington provided the financial report for 2024 and reviewed the 2025 budget. The financial report is attached.
 - We have only one past due account of \$50.00 and two accounts that overpaid and said to hold the money for now.
 - Our tax return is filed under 1020H. It is similar to the 1040EZ. Currently we are not paying taxes.
 - Approve 2025 Budget
 - David Dusek made a motion to approve the 2025 Budget as presented, seconded by Michael Waltman, unanimous vote.
7. Nominating Committee Report for 2024 Director election; call for nominees from the floor
- No nominations were made from the floor.
 - Two positions available for Director Rochelle Wiley & Ed DeCora only two nominated
8. Election of new Directors of the Association (serving February 2025 – February 2028)
- Christine Wied reported that Ed DeCora and Rochelle Wiley were elected as Directors for 3 years
9. Accomplishments 2024
- Renewed contract with The Falls Texas to continue mowing the easements on all roads. They are mowed bi-weekly.
 - Speed bumps have been replaced on N. Falls Dr.
 - The entrance and exit buttons have been installed for walkers and bike riders near the gates at front of subdivision. Keypad is not operational
 - Past due accounts down to one delinquent
 - No assessment again for 2025
 - Investments in Fidelity CDs have done well. Average of 5.64% over last year.
10. Select Nominating Committee for February 2025-February 2026
- Jim Bryant and Larry Wiley volunteered and Rochelle Wiley from the Board of Directors.
11. Member input for consideration of goals and projects of the Association for 2025-2026.
- Not all of the below are things that can be done by FOA
- Upgrade the ACC standards

- FOA Directors and a member of ACC looked into 3rd parties to provide ACC service. The volume of homes built in Falls now is small now compared to other subdivisions and no one would contract with us to provide this type of service.
- Resident contact list is being requested. A resident at one time created a list and maintained the list. The FOA cannot provide email addresses or phone numbers of residents or owners. The address and names are all public information which can be obtained at Colorado County Appraisal District. FOA will look into it further.

12. Members Forum – questions, comments and/or recommendations

- Questions were asked about the fire hydrants. The FOA has nothing to do with the fire hydrants. Resident said they would talk with local fire hydrant. Susan will contact fire department and find out about the situation and report back. The fire hydrants are currently working as designed for our subdivision.

13. Tentative Annual Members Meeting date: Saturday, February 21, 2026

Adjournment: 11:00am Ed DeCora motions that meeting be adjourned, seconded, unanimous vote.

Rochelle Wiley
Secretary – Board of Directors
The Falls Owners Association, Inc.
www.hoathefalls.com

THE FALLS

OWNERS ASSOCIATION, INC.

P.O. Box 1304 New Ulm, Texas 78950

Balance Sheet

As of December, 2024

	Total
ASSETS	
Current Assets	
Bank Accounts	
10003 Industry State Bank - Checking	15,438.52
10004 Industry State Bank - Savings	5,339.52
10014 Fidelity Investments-*9702	
Fidelity – Money Market	8,043.24
9 mo CD – 50,000 2/21/25 – 5.30%	50,061.50
12 mo CD – 75,000 9/25/25 – 4.00%	74,904.75
12 mo CD – 75,000 11/07/25 – 4.15%	75,000.00
12 mo CD – 75,000 01/24/25 – 4.80%	75,015.00
Total Bank Accounts	\$ 303,802.53
Accounts Receivable	
10500 Customer Accounts	-100.00
10501 Allowance for Bad Debts	0.00
Total Accounts Receivable	-\$ 100.00
Other Current Assets	
11901 Prepaid Expenses	0.00
Total Other Current Assets	\$ 0.00
Total Current Assets	\$ 303,702.53
TOTAL ASSETS	\$ 303,702.53
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	0.00
Total Accounts Payable	\$ 0.00
Other Current Liabilities	
11500 Deferred Revenue	0.00
Total Other Current Liabilities	\$ 0.00
Total Current Liabilities	\$ 0.00
Total Liabilities	\$ 0.00
Equity	
32000 Unrestricted Net Assets	313,805.32
Net Income	-10,102.79
Total Equity	\$ 303,702.53
TOTAL LIABILITIES AND EQUITY	\$ 303,702.53

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Profit and Loss

Jan-Dec 2024

	Jan-Dec 2024	2024 Budget	\$ Over Budget	% Of Budget
Income				
40000 Annual Lot Assessment	12,850.00	12,850.00	-	100.00%
40002 Interest Income	9,781.60	8,000.00	1,781.60	122.27%
Total Income	22,631.60	20,850.00	1,781.60	108.54%
Expenses				
61000 Accounting Fees	2,350.00	1,720.00	630.00	136.63%
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	535.89	600.00	(64.11)	89.32%
67200 Repairs and Maintenance	25,770.19	12,970.00	12,800.19	198.69%
67800 Computer Software/Website	850.76	800.00	50.76	106.35%
68600 Utilities	1,961.55	2,500.00	(538.45)	78.46%
Total Expenses	32,755.39	25,518.00	7,237.39	128.36%
Net Operating Income	(10,123.79)	(4,668.00)	(5,455.79)	216.88%
Other Income				
70000 Interest on Past Due Assessment	-	-	-	0.00%
70010 Investment Change in Value	21.00	-	-	0.00%
Total Other Income	21.00	-	-	0.00%
Net Other Income	21.00	-	-	0.00%
Net Income(Loss)	(10,102.79)	(4,668.00)	(5,455.79)	216.43%

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Approved 2025 Budget

	<u>2025 Approved Budget</u>
INCOME	
40000 Annual Lot Assessment	\$0.00
40001 Deferred Assessment	
40002 Interest Income	\$7,500.00
TOTAL INCOME	\$7,500.00
 EXPENSES	
61000 Accounting Fees	\$2,400.00
61100 Bad Debt Exp	
61150 Bank Fees	
6200 Taxes	\$0.00
62500 Insurance Expense	\$1,400.00
63800 Legal Expense	\$2,500.00
65000 Office/Admin Expense	\$600.00
67200 Repairs and Maintenance	\$16,143.22
67300 Computer Software/Website	\$825.00
68600 Utilities	\$2,500.00
TOTAL EXPENSES	\$26,368.22
 Other Income	
70000 Interest on Past Due Assessment	
Total Other Income	
 NET INCOME (LOSS)	 -\$18,868.22