

THE FALLS OWNERS ASSOCIATION, INC.

Minutes of Meeting of Board of Directors August 12, 2025

The Board of Directors ("Board") of The Falls Owners Association, Inc. met on August 12, 2025, at 5:00 pm at 1750 N. Falls Drive, The Falls Texas Clubhouse Patio, New Ulm, Texas. The subject of the meeting was to consider and act on the following Agenda listed below:

Directors:

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

Owners Attending: Larry Wiley, Leonard Wideman, Robert Russell

Meeting started promptly at 5:02pm and called to order by Susan Brewington

Agenda Items:

1. Review and approve May 6, 2025 meeting minutes
 - Trish made motion to waive the reading of the minutes and approve the minutes from May 6, 2025 as written, seconded, unanimous vote.
2. Architectural Control Committee – Activity Report
 - One approval for painting and brick smear.
 - Appoint ACC member
 - Rochelle motions that the BOD appoint Devin Elster to the ACC as the third member effective immediately, seconded, unanimous vote.
 - Susan motions that the ACC form be modified to add Devin's name and date change on top of form and post to website, seconded, unanimous vote.
 - ACC Guideline update
 - Team is working on draft but was busy with job and slowed down process. He will pick up the task again when work slows down possibly and end of August.
3. Financial Report – Current status – Income & Expenses
 - Industry State Bank is now Cadence Bank
 - Susan provided the financial report. Trish motioned to accept the financial report as written, seconded, unanimous vote. See attached
 - CD renewal update
 - One CD comes up for renewal in September 25th currently at 4%.
4. Proposed items for 2026 Budget
 - Susan provided a draft of the proposed 2026 budget for BOD to review
 - Total expenses for 2026 projected at \$26,815.00
 - In the past years 2022-2025 we have had a net loss each year.
5. Recommendations for 2026 Assessment Fee
 - \$65 assessment to break even with budget was proposed for 2026

- Possible exemption of certain lots for assessments was discussed but need to check on legality of being done
6. FOA Directory update
 - Only about 50% of the people have responded with their information.
 - It will be in booklet form.
 - Not a good response of people wanting the pictures in the directory.
 7. Speed Bumps
 - Concrete reflective paint would only be guaranteed for 6 months if used. Becky purchased some reflective strips and will try to get it installed by August 12.
 8. Discussion/comments from Property Owners
 9. Next Meeting Date 5:00pm on Tuesday, October 28, 2025
- Meeting Adjourned: 5:50pm

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 June 30, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
10003 Industry State Bank - Checking	5,328.25
10004 Industry State Bank - Savings	5,350.91
10014 Fidelity Investments-*9702	
Fidelity – Money Market	13,974.27
12 mo CD – 50,000 2/27/26 – 4.25%	50,011.00
12 mo CD – 75,000 9/25/25 – 4.00%	74,904.00
12 mo CD – 75,000 11/07/25 – 4.15%	74,916.00
24 mo CD – 75,000 02/1/27 – 4.20%	75,257.25
Total Bank Accounts	\$ 299,741.68
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	\$ 299,641.68
TOTAL ASSETS	\$ 299,641.68
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	303,702.53
Net Income	-4,060.85
Total Equity	\$ 299,641.68
TOTAL LIABILITIES AND EQUITY	\$ 299,641.68

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Profit and Loss

Jan-Jun 2025

	Jan-Jun 2025	2025 Budget	\$ Over Budget	% Of Budget
Income				
40000 Annual Lot Assessment	-	-	-	0.00%
40002 Interest Income	5,942.42	7,500.00	(1,557.58)	79.23%
Total Income	5,942.42	7,500.00	(1,557.58)	79.23%
Expenses				
61000 Accounting Fees	1,800.00	2,400.00	(600.00)	75.00%
61150 Bank Fees	-	-	-	0.00%
62000 Taxes	-	-	-	0.00%
62500 Insurance Expense	1,287.00	1,400.00	(113.00)	91.93%
63800 Legal Expense	-	2,500.00	(2,500.00)	0.00%
65000 Office/Administrative Expenses	208.84	600.00	(391.16)	34.81%
67200 Repairs and Maintenance	5,836.59	16,143.22	(10,306.63)	36.16%
67800 Computer Software/Website	-	825.00	(825.00)	0.00%
68600 Utilities	977.84	2,500.00	(1,522.16)	39.11%
Total Expenses	10,110.27	26,368.22	(16,257.95)	38.34%
Net Operating Income	(4,167.85)	(18,868.22)	14,700.37	22.09%
Other Income				
70000 Interest on Past Due Assessment	-	-	-	0.00%
70010 Investment Change in Value	107.00	-	-	0.00%
Total Other Income	107.00	-	-	0.00%
Net Other Income	107.00	-	-	0.00%
Net Income(Loss)	(4,060.85)	(18,868.22)	14,700.37	21.52%