

## **ANNUAL MEETING MINUTES**

### **BOARD OF DIRECTORS OF FALLING WATERS CONSERVANCY DISTRICT**

**February 8, 2024; TIME: 6:30 p.m.; Executive Cottage Homes Clubhouse located at 682 Verdano Terrace, Crown Point, IN 46307**

**Members Present: Chairman Dave Cullom, Vice-Chairman Mark Langbehn and Director Don Plumb. Also, present included: Attorney Nathan Vis (by phone), Engineer Adam McAlpine and Financial Secretary Karen Giesler.**

1. Meeting opened at 6:30 p.m. with the reciting of the Pledge of Allegiance.
2. Don Plumb and Mark Langbehn signed their oath of office being sworn in.
3. Director Plumb nominated Dave Cullom to remain Chairman, following a second by Vice-Chairman Langbehn. Dave Cullom accepts. Motion duly carries, 3-0.  
  
Chairman Cullom nominated Mark Langbehn to remain Vice-Chairman, following a second by Director Plumb. Mark Langbehn accepts. Motion duly carries, 3-0.
4. Chairman Cullom opened the floor to the public for any questions regarding the annual meeting.
5. Being no questions, Chairman Cullom closed the floor to the public and closed the annual meeting at 6:32pm.

## **REGULAR MEETING MINUTES**

### **BOARD OF DIRECTORS OF FALLING WATERS CONSERVANCY DISTRICT**

**February 8, 2024; TIME: 6:32 p.m.; Executive Cottage Homes Clubhouse located at 682 Verdano Terrace, Crown Point, IN 46307**

**Members Present: Chairman Dave Cullom, Vice-Chairman Mark Langbehn and Director Don Plumb. Also, present included: Attorney Nathan Vis (by phone), Engineer Adam McAlpine and Financial Secretary Karen Giesler.**

6. Regular meeting opened at 6:32pm
7. Roll Call.
8. Approval of Minutes:

Director Plumb made a motion to approve the minutes from December 11, 2023, following a second by Vice-Chairman Langbehn. Motion duly carries, 3-0.

9. Approval of Minutes from Executive February 19, 2024.

Chairman Cullom made a motion to approve the minutes from February 19, 2024 executive session, following a second by Vice-Chairman Langbehn. Motion duly carries, 3-0.

10. Operator Report:

Operator Gertzen was not available and Chairman Cullom reviewed the report to all.

Chairman Cullom made a motion to approve quote to get the transducer installed and get the pump automated, following a second by Director Plumb. Motion duly carries, 3-0.

Chairman Cullom explained that a costly PLC system is needed to stay compliant with IDEM, so at this time the Operator will be getting some quotes to get it replaced.

**11. Engineer Report:**

Engineer McAlpine explained that he is working on a utility atlas after the televising and should have it by next month.

There was further discussion about the outcome of the televising and the map to create, so the board can understand better where all the issues are.

Engineer McAlpine explained that he looked at all the district property to get an idea where pathways can be created.

There was further discussion about the pathways and coming up with a plan and budget because the survey given to the residents had walkways as number one.

**12. Attorney Report:**

Attorney Vis explained that FWCD is one of the few conservancy districts in the state that has recreational space.

Attorney Vis reported that he did prepare an update an ordinance and if the board has any changes, please let him know.

Attorney Vis reported that he did prepare the petition to file the annual report to the court and it will be filed shortly.

Chairman Cullom explained the proposed update to the sewer rate ordinance to all.

Chairman Cullom made a motion to approve FWCD Ordinance 24-01 as of March 15, 2024, following a second by Director Plumb. Motin duly carries, 3-0.

There was discussion about having an executive session on Monday, February 19, 2024.

**13. Secretary Report:**

**A. Financial Report January 2024:**

Vice-Chairman Langbehn made a motion to approve the financial report for January, following a second by Director Plumb. Motion duly carries, 3-0.

Chairman Cullom made a motion to approve the claims, following a second by Vice-Chairman Langbehn. Motion duly carries, 3-0.

**14. Board:**

**A. Mission Statement:**

Chairman Cullom explained that a mission statement has been prepared and updated because many items have been complete.

The mission statement will be posted on the website.

**B. Stocking the Ponds:**

Vice-Chairman Langbehn explained that the conservancy district had previous fish kills within the lakes and the board has been talking about restocking the lakes. Thanks to Rob, he contacted Purdue Calumet and they have agreed to come out and do a survey of the lakes as far as vegetation and growth at no cost to the district because it will be a student project. He has spoke with two fish suppliers and for about \$2,500 the lakes could be restocked, but they want to wait until the study from Perdue first.

**C. Lookouts cleared:**

Chairman Cullom explained that the lookouts need to be maintained and the board will work on getting quotes.

15. Any other matter the board wishes to discuss;

Vice-Chairman Langbehn explained that right now when a builder taps into the sewer line, the monthly fee starts. Sometimes it is six to seven months later before water is hooked up to the house. The board thinks the better way of starting the monthly fees is when the water is hooked up.

Vice-Chairman Langbehn made a motion moving forward to start the monthly billing when the water is connected to the home, following a second by Director Plumb. Motion duly carries, 3-0.

16. Open floor to the public;

There was discussion about locating the street lights when work is being done.

There was discussion about the three-person FWCD board because it was hard to get anyone to join a five-person board.

17. Adjourn;

Being no more business before the board, Vice-Chairman Langbehn made a motion to adjourn, following a second by Chairman Cullom. Motion duly carries 3-0.

Meeting adjourned by Chairman Cullom at 7:24 pm.

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Vice-Chairman

4/8/24  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary