

REGULAR MEETING MINUTES

BOARD OF DIRECTORS OF FALLING WATERS CONSERVANCY DISTRICT

April 8, 2024; TIME: 5:30 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, Operator Derek Gertzen and Financial Secretary Karen Giesler.

1. Meeting opened at 5:30 p.m. with the reciting of the Pledge of Allegiance.
2. Roll Call.
3. Approval of Minutes:

Vice-Chairman Langbehn made a motion to approve the minutes from February 8, 2024, following a second by Director Plumb. Motion duly carries, 3-0.

4. Operator Report:

Operator Gertzen explained that there are no issues regarding operating. He has submitted a couple of quotes. One quote was the sludge quote and he suggests monthly installments because the cost would be broken down. He explained the way that sludge must be handled getting rid of it.

Operator Gertzen explained only one quote was received for the actuator and that was from Hyre. It includes explosion proof wire, it is installed and ready to go, but it just needs wired.

Vice-Chairman Langbehn made a motion to approve the quote from Hyre to wire up the actuator, following a second by Chairman Cullom. Motion duly carries, 3-0.

Operator Gertzen explained the two options for the PLC and the cost to do each.

There was further discussion about the quotes received.

Operator Gertzen reported that he ordered the controller for the offline lift station and as soon as it gets here, they will put it in. The only other thing that is needed is one more pump and they will get a quote on that as soon as possible.

Operator Gertzen reported that the UV is on because it is disinfection season.

5. Engineer Report:

Chairman Cullom explained that the engineer brought in the maps requested and the board is in the early stages of planning for some walking paths because that was the number one request from the homeowners on the survey.

There was further discussion about the walking paths.

6. Secretary Report:

- A. Financial Report March 2024:

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

- B. Claims:

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

7. Attorney Report:

- A. Resolution 2024-03:

Attorney Vis reported that he prepared Resolution 2024-03 which allows claims to be paid which are due within 15-30 days, previously it was allowed by motion.

Chairman Cullom made a motion to approve Resolution 2024-03, following a second by Director Plumb. Motion duly carries, 3-0.

B. Resolution 2024-02:

Attorney Vis explained that he prepared an updated capital asset policy which is Resolution 2024-02, which says that anytime FWCD has an asset over \$500.00, it must be recorded on a list.

Chairman Cullom made a motion to approve Resolution 2024-02, following a second by Director Plumb. Motion duly carries, 3-0.

C. Updated Attorney and Secretary Contracts:

Attorney Vis explained that the SBOA requested an updated attorney and secretary contract. He will bring in a copy of his at the next meeting.

D. Damage done by contractor:

Attorney Vis explained that there has been communication and the damage that was done on lots 37 and 38 have been satisfactory resolved by the board's approval.

Chairman Cullom made a motion to approve Secretary Giesler's contract removing the 40-hour cap, following a second by Director Plumb. Motion duly carries, 3-0.

8. Board:

A. Lake Treatment Quote:

Director Plumb made a motion to approve the quote received from McNamara to treat the lakes, following a second by Vice-Chairman Langbehn. Motion duly carries, 3-0.

B. Mowing Quote:

Chairman Cullom made a motion to approved the quote for mowing.

There was discussion about the mowing quote received.

Vice-Chairman Langbehn made a second to the motion subject to legal review and clarifications with landscape company. Motion duly carries, 3-0.

C. Stocking the ponds:

Chairman Cullom explained that he received an email that some students from the University of Valparaiso came out and did a study on the lake and they should have their findings by the end of the week.

There was further discussion about stocking the lakes. The big lake is 10 1/2 acres and the small lake is 5 1/2 acres.

Director Plumb explained the original flow design and how it is now changed.

D. Lookouts Cleared:

Vice-Chairman Langbehn explained that the major two lookouts in the back are cleared, they also found that a beaver was taking out two trees and they got the trees out. He did find out from DNR that a permit is not needed to shoot a beaver if they are a nuisance.

9. Any other matter the board wishes to discuss;

Chairman Cullom explained that he is in the process of purchasing twenty lots under DSLK. Most of the lots that they are purchasing are around Lillys pond. Since the pond is owned by the conservancy district, he would like permission to dredge that lake later this spring or early this summer at his expense.

Vice-Chairman Langbehn made a motion to allow DSLK to dredge Lilly's Pond, following a second by Director Plumb. Motion duly carries, 2-0, with Chairman Cullom abstaining from the vote.

10. Open floor to the public;

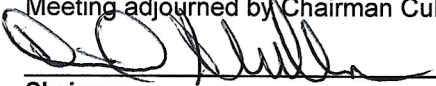
A freeholder questioned if there is a plan to repair a manhole adjacent to lot 43 because the road is bad and getting worse?


Chairman Cullom explained the board is aware of it and they must put a plan together and they may have to coincide with the HOA because the roads will have to be repaired.

11. 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 6:17 pm.



Chairman


Vice-Chairman

6-10-24

Date


Secretary