

REGULAR MEETING MINUTES

BOARD OF DIRECTORS OF FALLING WATERS CONSERVANCY DISTRICT

August 17, 2023; 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 and Financial Secretary Karen Giesler.

1. Meeting opened at 6:30 p.m. with the reciting of the Pledge of Allegiance.

2. Approval of Minutes:

Chairman Cullom made a motion to approve the minutes from July, following a second by Director Plumb. Motion duly carries, 3-0.

3. Operator Report:

Chairman Cullom stated that the operator was not in attendance and reviewed the operators report sent in. The actuator valve and pump repair appear to be done. The offline lift station has been powered up by REMC. The electric contractor did some work and there are some minor issues, but for the most part, it looks pretty good.

4. Engineer Report:

Chairman Cullom stated that the engineer was not in attendance and reviewed the engineer report. Phase two sewer televising is complete and they are working on phase three because there was an issue with a line being bored through and the board decided that there is enough money in the budget to get it done now instead of waiting until next year.

There was discussion about not pursuing to put a cleanout in the line to the lift station because the line is very deep and it would be costly, so unless there is an issue, they will not move forward on that.

Secretary Giesler reported that REMC did set up another account for the lift station.

5. Secretary Report:

A. Financial Report July 2023:

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

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

6. Attorney Report:

A. Attorney Vis explained that after research, it is his recommendation that the board move forward with seeking compensation for the damage done by the contractors on lots 37 & 38 and he has a demand letter prepared.

B. Attorney Vis reported that he will update the sign wording after an email recommendation he received from Director Plumb and he will work on getting them complete.

C. Attorney Vis stated that he does not have an update on the Sigo account.

D. Attorney Vis reported that the developer has it on their agenda to tackle the dirt/erosion/lack of seed by Lake Verbana, but they think it is too early to assess doing it right now because of the lack of rain. Another item that came up during the conversation is the significant depth of the infrastructure. He forwarded all the pictures that he had to indicate that at the point of putting down seed and erosion control, it will need to be accessible. The next step is to confirm the timeline and what is going to be done in writing. Another aspect of it is to assemble Misch invoices for ensuring that the district has access and getting compensation for that.

7. Board:

8. Any other matter the board wishes to discuss;

Vice-Chairman Langbehn explained that he was present at the HOA meeting and one of the things that people were asking for was a playground. He obtained some information on the cost/material of playgrounds and shared that with the board.

Vice-Chairman Langbehn also explained that people are asking for walking trails.

Chairman Cullom explained that the new lights are in for the smaller lake and they will get installed when the weather permits. One of the lights was struck by lightning last year and some wild animals chewed the wiring.

Chairman Cullom explained there was a minor fish kill in the small lake. There have been some problems in the area with fish kills, it was primarily the big carp that was lost. McNamara put dye in the lake to make it dark, so it keeps the sunlight out for growth. The board will investigate replacing the carp.

Vice-Chairman Langbehn explained that McNamara said there was orange algae in the big lake, but because of the aerators in the lake, the oxygen levels were not lost.

Director Plumb reported that he spoke with McNamara and some things that can be done are take a fish out, freeze it and send it to Purdue to analyze it to see what killed it. He is concerned about the chemicals that homeowners use that may find a way into the lake.

Chairman Cullom explained that homeowners should investigate before putting fertilizer and chemicals on their lawn to make sure it is safe if it should get into the lake and the board should send out some kind of notice regarding the chemicals used on the lawns. The roads are not buried in salt in the winter because salt is bad for the lakes also.

Secretary Giesler reported that she received a phone call from a freeholder about holding the meetings by Zoom.

There was further discussion about holding the meetings by Zoom. The clubhouse does not have internet, so that is not possible.

9. Open floor to the public;

A Freeholder questioned if there will be a fishing tournament at the end of September?

Chairman Cullom responded that it is an HOA/FWCD effort and there is probably not enough time this year to plan that.

A Freeholder questioned about a culvert on lot 128.

Vice-Chairman Langbehn will look at it.

A freeholder stated that a long-term wish list for the property on Bergamo and Cirque Drive is that brush is currently encroaching the street.


Vice-Chairman Langbehn will have Misch look at it.


There was further discussion about the weeds along the long fence by the lake and starting to maintain it a little better.

10. 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.

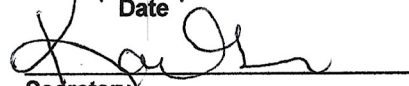
Meeting adjourned by Chairman Cullom at 7:06 pm.



Chairman


Vice-Chairman

11/13/23

Date


Secretary