

## REGULAR MEETING MINUTES

### BOARD OF DIRECTORS OF FALLING WATERS CONSERVANCY DISTRICT

December 11, 2023; TIME: 6:30 p.m.; Executive Cottage Homes Clubhouse located at 682 Verdano Terrace, Crown Point, IN 46307

**Members Present: Vice-Chairman Mark Langbehn and Director Don Plumb. Also, present included: Attorney Nathan Vis, Operator Derek Gertzen, 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. Approval of Minutes:

Director Plumb made a motion to approve the minutes from November 13, 2023, following a second by Vice-Chairman Langbehn. Motion duly carries, 2-0.

3. Operator Report:

Operator Gertzen explained that there is not much new to report. The plant has been running smooth, the electrician came out and looked at the offline lift station, he thinks everything looks okay and he recommends hooking up the pump up to try it out. They can probably get one pump in on Wednesday to try it out. The capacity of the district is at 30% right now. The UV is all done and shut off for the season. There are new bulbs, new panel, and new ballasts.

4. Engineer Report:

Engineer McAlpine explained that he provided the review of Metz sewer phase two summary identified issues in phase two and three. All three phases are done, they have identified deficiency areas. Some items require attention, there are obstructions in the main line and the report warrants further discussion among the board. He did not map it out yet, he can prepare one, right now it just shows the areas by manhole number and length. There are manholes that need to be brought up to grade.

There was further discussion about having a workshop to discuss the results of the televising reports. The engineer can prepare a map with the results and the board will plan a workshop.

Engineer McAlpine explained last month there was discussion about pathways in the neighborhood, he brought an exhibit over planning where the pathways might go, the conservancy district owns a lot of property in the neighborhood, the exhibit shows three miles that could be created, it can be discussed further in 2024. If there is anything else that the board wants modified, please let him know.

5. Secretary Report:

**A. Financial Report November 2023:**

Director Plumb made a motion to approve the financial report, following a second by Vice-Chairman Langbehn. Motion duly carries, 2-0.

Director Plumb made a motion to approve the claims, following a second by Vice-Chairman Langbehn. Motion duly carries, 2-0.

Secretary Giesler explained that she received multiple phone calls to locate the street lights for an address, she had Misch go out and locate and questioned if she should issue an invoice to the FWHOA?

There was further discussion about the street lights, the locates and the HOA should be invoiced for the street light locates.

Secretary Giesler explained that she did investigate an online bank savings account that pays 5% interest that attorney Vis suggested, it is a high rated bank, but there are not any branches in Indiana and the board can consider it later when there are more funds available.

Vice-Chairman Langbehn reported that 5% of the homeowners are not paying the sewer fees on time.

6. Attorney Report:

A. Attorney Vis explained there were a couple of homes that did not get the inspection, letters were sent out and two have paid the full amount due since the 811 locate call. He will send out a follow up letter to the others.

7. Board:

A. Lookouts cleared:

Vice-Chairman Langbehn explained that the board discussed cleaning around the lookouts where the small trees and weeds grow around the fenced areas, they will take care of that now that all the leaves are off. They did have Jeremy come out and blow off all the leaves off all the storm sewer drains in the neighborhood.

8. Any other matter the board wishes to discuss;

Vice-Chairman Langbehn explained that the signs will go up this week by the lakes for caution being on the lakes.

Vice-Chairman Langbehn explained that the board would like to schedule the 2024 meetings every other month, so the first meeting in 2024 will be in February.

Vice-Chairman Langbehn made a motion to hold the 2024 public meetings every other month, the second Monday of each month, following a second by Director Plumb. Motion duly carries, 2-0.

Director Plumb made a motion to hold the annual meeting on the second Monday in February, following a second by Vice-Chairman Langbehn. Motion duly carries, 2-0.

9. Open floor to the public;

10. Adjourn;

Being no more business before the board, Vice-Chairman Langbehn made a motion to adjourn, following a second by Director Plumb. Motion duly carries 2-0.

Meeting adjourned by Vice-Chairman Langbehn at 6:57 pm.

  
Chairman

  
Vice-Chairman

2/8/24  
Date

  
Secretary