

## REGULAR MEETING MINUTES

### BOARD OF DIRECTORS OF FALLING WATERS CONSERVANCY DISTRICT

November 13, 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, 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:

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

3. Operator Report:

Operator Gertzen reported the plc that controls the whole system had another mess up, it was skipping a cycle, they had Southlake Automation come out, they found it had a bypass. It is running normal right now, but maybe next year the board can look into upgrading. It will probably be a three-quote project and they will start getting quotes now. The UV is being done this week, the ballasts were ordered and should be in by Thursday. Hyre is going to take a look at the offline lift station while they are out. The gear box was removed and is at the shop now and when they find out what the issue is, he will email it to all.

There was further discussion about the surge protector being properly sized and Hyre Electric said that it is and if there are any issues, the board can go back to Hyre.

4. Engineer Report:

Engineer McAlpine explained that he will have to contact Metz sewer to see where they are at with the televising and he will do that tomorrow.

Engineer McAlpine explained that he submitted a fee increase.

Chairman Cullom stated that the board had discussions about that and they would like to ask that he meets them in the middle at \$145.00.

Engineer McAlpine responded that would be fine.

Chairman Cullom made a motion to increase the engineer fee from \$130.00 per hour to \$145.00 per hour, following a second by Vice-Chairman Langbehn. Motion duly carries, 3-0.

5. Secretary Report:

#### A. Financial Report October 2023:

Secretary Giesler explained that the certificate of deposit is up for renewal, the new rate will be coming out tomorrow, the bank thinks that it will be the same at five percent and the state board of accounts does not allow for automatic renewal, it must be redeemed and open a new one.

Chairman Cullom made a motion to renew the certificate of deposit, following a second by Vice-Chairman Langbehn. Motion duly carries, 3-0.

There was further discussion about the insurance premiums and Secretary Giesler will send the insurance information to the attorney so that a price comparison can be done.

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

Secretary Giesler explained that she received two phone calls this month about new residents and she never received an invoice for inspections, so she did not know they were connected. After review of the 811 invoices this past year, she found there were eight accounts that invoices were not received for inspections on new homes. She has billed those accounts for the amount they owed for the following month from the date of the 811 calls.

Chairman Cullom made a motion to start billing the lot as a new home when the 811 locate comes in, following a second by Director Plumb.

There was further discussion about the connections and billing.

Secretary Giesler will make sure that it is stated on the connection permit that monthly billing will start when the sewer is connected.

Vice-Chairman Langbehn explained that he had conversation with the HOA board. When a home is built, the engineer will be doing an inspection on the home, there will be notes that the builder and homeowner will have to sign off on. One of the notes on the site plan is that they must have the sewer tap inspected and the monthly charge starts when the sewer is hooked up.

There was further discussion about the building process and Secretary Giesler will notify the engineer when she is aware that a lot is going to be inspected.

Motion duly carries, to start billing the lot as a new home when the 811 locate comes in, 2-1.

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 the signs for waiver of liability around the lakes are complete and ready for pick up. Chairman Cullom will pick them up.

**B.** Attorney Vis reported that he has a letter going out to five different builders for the missed connection inspections.

**7. Board:**

**A.** Two drains and culvert on lot 128:

Vice-Chairman Langbehn explained that he looked at those and he had Viking come out and clean up where they covered up the manholes.

**B.** Brush at the corner of Bergamo and Cirque Drive:

Vice-Chairman Langbehn explained that he believes some of it was done, but he will contact them to get a little bit more taken care of and he will ask him to go through the district and clean all the manhole covers on the street like he did last year.

**8. Any other matter the board wishes to discuss;**

Chairman Cullom explained that the lookouts need to be cleaned off now that the leaves have fallen.

Vice-Chairman Langbehn will talk to Jeremy and Adam about it.

Chairman Cullom explained they want to start the process of walking trails since it seems to be a big want in the community. He will work with the engineer to see where it is best to get started. It will need to be done in phases because of the cost.

There was further discussion about different materials that can be used for making the trails and talking to others that have been involved in making trails in other areas.

There was discussion about the area in one of the lakes that did not freeze over and the possible causes of it which should be investigated further at some point, so no kids sled down the hill and go into it.

Attorney Vis explained that he found an online bank that is paying five-percent interest on savings accounts and he has been sharing with conservancy districts. He sent the link to Secretary Giesler and she can investigate it.

9. Open floor to the public;

A Freeholder questioned if there are still plans for a park in the district?

Chairman Cullom responded that the FWCD is waiting for the FWHOA to reach out for discussion.

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 7:17 pm.

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Chairman  
*Mark Ball*  
\_\_\_\_\_  
Vice-Chairman

12/11/23  
\_\_\_\_\_  
Date  
*K. Giesler*  
\_\_\_\_\_  
Secretary