

REGULAR MEETING MINUTES

BOARD OF DIRECTORS OF FALLING WATERS CONSERVANCY DISTRICT

April 10, 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, Engineer Adam McAlpine and Financial Secretary Karen Giesler. Operator Derek Gertzen attended by phone.

1. Meeting opened at 6:30 p.m. with the reciting of the Pledge of Allegiance.
2. Approval of Minutes from March 13, 2023.

Vice-Chairman Langbehn made a motion to accept the minutes from March 13, 2023, following a second by Director Plumb. Motion duly carries, 3-0.

3. Operator Report:

Operator Gertzen reported that everything is working fine at the plant and the new bulbs that were ordered are in. The actuator valve will be installed this week and the programmer will have to come out at the same time to reenter the functions. Another operator was at the plant and got all the fans moving, but he will check on them again tomorrow. The stencil on the piping is complete. He has not heard anything about the lift station back up pump repair, so he will follow up on that. As soon as the electric is run to the back lift station, they will do a full evaluation. It is difficult to find someone to take the sludge from the digester, they have been removing a little at a time and the district is well under solid limits, so removing all the sludge from the digester is on hold. The effluent flow meter has been calibrated and they will forward a copy of the certificate to FWCD.

Chairman Cullom will get something in writing from Hyre Electric to check for possible power surge and he will give the operator Hyre's contact number.

4. Engineer Report:

Engineer McAlpine questioned if the board would like to move forward with phase two sewer televising?

There was further discussion about moving forward with the phase two televising, the engineer will contact the company and let the board know when it will be so that a notice can be sent out to the residents.

5. Secretary Report:

A. Financial Report March 2023:

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

There was discussion about the locating invoice from USIC.

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

Chairman Cullom explained that he has a sheet with the certificate of deposit rates.

There was further discussion about the certificate of deposit.

Chairman Cullom made a motion to put \$250,000.00 into a seven (7) month cd at Centier Bank, following a second by Vice-Chairman Langbehn. Motion duly carries, 3-0.

There was discussion about the mowing and lake treatment proposals. The mowing company needs to be sure and blow the clippings off the lights out front and go back to mowing from the pier south to the property line.

Vice-Chairman Langbehn will talk to the mowing company about a right of way on the west side of Bergamo that should be cut back some.

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

Chairman Cullom made a motion to approve the lake treatment contract, following a second by Director Plumb. Motion duly carries, 3-0.

6. Attorney Report:

- A. Attorney Vis questioned if the board would like to have signs made for the jetting and the lakes?

There was further discussion about making signs for jetting and the lakes and the attorney will work with the secretary on it.

- B. Attorney Vis explained that he has not received a reply for the monies that are owed to FWCD and if a response is not received by the middle of the month, a stern letter will be sent to Providence and the board can decide further at next months meeting.

- C. Attorney Vis explained that he has the proposed ordinance prepared for motorized vehicles on the lake and he reviewed the contents.

There was further discussion about the resolution, getting approval from the HOA to put out signs, cross referencing the HOA covenants within the resolution and preparing a document of the lakes by their name. Attorney Vis will revise the resolution and the board can make it final at the next meeting.

7. Board:

- A. HYRE-Voltage coming in quote:

Chairman Cullom explained when he receives a copy of the quote for checking voltage, he will send it to the board.

- B. Re-piping at the lift station:

Chairman Cullom explained that this item is tabled for now and FWCD is still waiting on DVG to deliver the final bid package and when the time comes to start working, there will be something in place to start getting bids. The board discussed and agreed to have the engineer do a study of where to put a cleanout in that line.

- C. Trench in back area:

Vice-Chairman Langbehn explained that Misch was working on digging a trench.

- D. Quotes for fence on treatment plant roof:

There was discussion about the quotes for fencing on the treatment plant roof.

Chairman Cullom made a motion to purchase the fence materials from Hammond Fence and approve them to install contingent on no other contractors being cheaper on the install price, following a second by Vice-Chairman Langbehn. Motion duly carries, 3-0.

- E. Dirt, erosion, and lack of seed by the Lake Verbena:

There was discussion about erosion control and working with the contractors to get back to good standards. The steep slopes need to have a silt fence buried.

Vice-Chairman Langbehn will work with the engineer on the issue by Lake Verbena.

- 8. Any other matter the board wishes to discuss:**

Chairman Cullom explained that the FWCD website is up. The minutes and financials will be posted moving forward.

9. Open floor to the public:

There was discussion about putting all information on the signs around the lake and sending out the guideline by email. There are a couple spots on Renchin lake that do not freeze. The board can investigate restocking the lake, bass are always catch and release and the board can possibly open catch and keep of bluegill and crappie to residents only.

A freeholder that was present explained that he has open lots on all sides of his lot. There are dead trees all around with some on the ground and he would like someone to hold the lot owners responsible for cleanup.

There was further discussion that the HOA would be the entity to hold the lot owners responsible.

A freeholder that was present questioned if the board is going to dredge Lilly's Pond?

There was further discussion about the conservancy district not being able to dredge Lilly Pond right now, the developer is exempt from the covenants and there are plants growing up lamp posts.

A freeholder reported that there is an open manhole on Ketil Trce and Vice-Chairman Langbehn will contact Misch to fix it.

10. Adjourn:

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

Meeting adjourned by Chairman Cullom at 8:03pm.



Chairman



Vice-Chairman

5/8/23

Date



Secretary