

REGULAR MEETING MINUTES



BOARD OF DIRECTORS OF THE FALLING WATERS CONSERVANCY DISTRICT

April 7, 2025: TIME: 6:30 p.m.: Executive Cottage Homes Clubhouse located at 682 Verdano Terrace, Crown Point, IN 46307

Members Present: Chairman Dave Cullom and Vice-Chairman Mark Langbehn. Also present included: Operator Derek Gertzen and Financial Secretary Karen Giesler. Attorney Nathan Vis attended by phone.

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 February 10, 2025, following a second by Chairman Cullom. Motion duly carries 2-0.

3. Operators Report:

Operator Gertzen reported that IDEM did a surprise inspection and a response is being prepared about their findings. The glass sleeves for the UV disinfection system have been installed. They did get the backup pump, it is at the shop and whenever it is needed, it is ready to go. They did get two loads of sludge in March and now they will go back to four loads per month weather permitting. He will get quotes put together for the PLC, for the blowers and motors for the plant and a pump quote for plant. There are 144 manholes in the district and IDEM is requiring districts to do inspections on manholes and report on how often the lines are cleaned. Disinfection season has started, so the UV is running.

4. Secretary Report:

Vice-Chairman Langbehn made a motion to accept the financial report for March following a second by Chairman Cullom. Motion duly carries, 2-0.

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

5. Attorney Report:

- A. Attorney Vis explained that the outlot that is on the tax sale was an issue a few years ago and he worked that out with the auditor, he will reconnect with the auditor's office to get it straightened out.
- B. Attorney Vis will work on the resolution that involves property that abuts district property.

6. Board:

- A. Vice-Chairman Langbehn reported that the 2025 lawn care proposal has been approved and he also has another proposal for other areas that are not normally done by the lawn care company.

Vice-Chairman Langbehn made a motion to approve the quote from Grand View, following a second by Chairman Cullom. Motion duly carries, 2-0.

Chairman Cullom made a motion to approve the quote from Edmond and Sons, following a second by Vice-Chairman Langbehn. Motion duly carries, 2-0.

Chairman Cullom made a motion to approve the 2025 lake treatment proposal from McNamara, following a second by Vice-Chairman Langbehn. Motion duly carries, 2-0.

- B. Vice-Chairman Langbehn explained that he has been in contact with REMC to install a meter on both of the two new lakes and then power can be run from the meters to the lakes, so fountains can be installed on both. He has also talked with the fountain company, they are looking at aerator fountains, they are one-third the cost of the local vendors.
- C. Chairman Cullom explained that Director Plumb is working on cost estimates for ditching the lakes.
- D. Vice-Chairman Langbehn reported that the seeding by the gazebo is done.

7. Any other matters the board wishes to discuss:



- A. Vice-Chairman Langbehn explained that last year the board had landscaping done around the treatment plant and he has two bids to add four trees and put water socks down.

Vice-Chairman Langbehn made a motion to approve the bid from Absolute to plant the trees, following a second by Chairman Cullom. Motion duly carries 2-0.

- B. Vice-Chairman Langbehn explained that he has a bid to put new mulch in the front outside the gate and Greenview was the cheapest to do the beds outside the gate.

Vice-Chairman Langbehn made a motion to approve the bid from Green View to put mulch in front outside the gate, following a second by Chairman Cullom. Motion duly carries, 2-0.

- C. Vice-Chairman Langbehn reported that the drain at 102 Bergamo has been moved back and is in compliance with the setback requirements.  
D. Vice-Chairman Langbehn explained that last year a new pier was put in on the small lake, this year they had Green View clean all the brush out and he has a quote from Misch to put riprap along 65 feet of the shoreline where it has been cleaned up.

Vice-Chairman Langbehn made a motion to approve the quote from Misch, following a second by Chairman Cullom. Motion duly carries, 2-0.

- E. Chairman Cullom explained that the conservancy district is separate from the HOA, it is a municipality that takes care of the sewers, green space and blue space and he described some of what has been accomplished in the past few years.

8. Open Floor to the Public:

There was discussion about property that is private, there is no access to fish that lake and if anyone has a question about property lines, they can go to porter county's gis website. The district does not clean dead trees that are in the lake. Freeholder Jan reported that there is a storm drain by her house that has dark brown water going into it, Vice-Chairman Langbehn will take a look at it.

Vice-Chairman Langbehn explained that the property across from the clubhouse belongs to the conservancy district and the board is looking at possibly into the future, with others help, maybe creating a memorial park with walkways and another gazebo. Possibly if a member of the community would like to memorialize an area, they would buy a tree and have that tree planted on that piece of property. The conservancy is also looking at areas that a playground park can be put.

There was further discussion about the receivership and some of the issues that the district has been taking care of since then.

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

Meeting adjourned by Chairman Cullom at 6:40 pm.

Chairman

Secretary

Vice-Chairman

Date

6-9-2025