

REGULAR MEETING MINUTES

BOARD OF DIRECTORS OF FALLING WATERS CONSERVANCY DISTRICT

July 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 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. Attorney Report:

A. Attorney Vis reviewed some suggested notices that can be put out on signs to surround the lakes.

Director Plumb suggested a revision when a guest is using the lakes, the homeowner of that guest should be present.

Chairman Cullom suggested a revision to read ice skating and fishing at your own risk.

Attorney Vis will tweak bullet points 1 and 6 and send the board the proof of what it will look like.

Director Plumb would like the bottom of the sign to state that it is at the order of the FWCD.

- B. Attorney Vis reported that the board is waiting for Misch to find pictures of the damage done by the contractors on lots 37 & 38.
- C. Attorney Vis reported that he has a flash drive that he is going to download it and then send it to Director Plumb.
- D. Attorney Vis reported that the board has authorized communication to go to the developer on erosion. He has not received a response, but he will hopefully talk to him soon.
- E. Attorney Vis will look at the delinquency account and advise the board in writing.

Director Plumb reported that he met with the Porter County Engineer, Mike Novotney, and found that they do not have the manpower to police erosion control, but they will enforce any issues brought to their attention within the subdivision.

There was further discussion about posting a link of Porter County's website for the complaint form to fill out.

Chairman Cullom reported a request received from a potential buyer for property east of the subdivision and he would like to see if it would be an option to tap into the FWCD sewer system.

Attorney Vis responded that previously a study was done when others outside of the district asked to tap in, it is feasible and would be a voluntary annexation.

Attorney Vis reported that a letter went out about the dirt piled up on district property. If a response is not received within the next two weeks, the board could report it to the county as a clear violation.

Chairman Cullom explained that he is not sure which manholes that Misch dug up are the responsibility of FWCD and which are the developers.

Secretary Giesler will get the addresses for the lot numbers listed on the invoices and email to the attorney.

3. Operator Report:

Operator Gertzen reported that the plant and everything operations wise is going fine. The side that it was switched to is still working well. They reached out to the guys for the Auma valve, they still have not responded yet with a new date for the electrician guy to come by and work on the explosion proof wiring, but when that is received, they will let the board know. The lift station pump is repaired and ready for pick up. They plan on picking that up this week to put in and make sure it works properly. The gear box on the down side of the waste water plant is stuck on the shaft and the big issue is that it's over the pit. They are trying to come up with some kind of safety harnesses that could be secured to the ceiling. Scaffolding would be hard because the arm goes up and down.

Chairman Cullom reported that they are having trouble getting parts for the offline lift station phase converter, but they are going to try and get on that in the next week or two.

Chairman Cullom explained that the report that he received from Hyre about the voltage was good for a straight two weeks with no issues.

4. Engineer Report:

Engineer McAlpine reported that Metz Sewer is down with some equipment issues, but they are continuing into phase three when the repairs are complete.

There was discussion about the force main and that it may be twenty-five feet deep.

Chairman Cullom will talk to Misch about it.

Engineer McAlpine reported that he spoke with the utility locator for FWCD and she is having a lot of difficulty finding the lines because she is going off the old prints. He would like the board to consider creating an atlas and the old prints can be put over an aerial image. He further explained how the process would work.

Director Plumb has a master drawing on his computer and he will get that to the engineer.

5. Secretary Report:

A. Approval of Minutes from June 12, 2023:

Chairman Cullom made a motion to approve the minutes from June 12, 2023, following a second by Director Plumb. Motion duly carries, 2-0.

B. Financial Report June 2023:

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

6. Board:

A. Hyre Electric monitoring voltage:

Chairman Cullom reported that he spoke with Hyre on the results for monitoring the voltage and everything looked good.

B. Maintain trench in back area by lift station one:

Chairman Cullom reported that Misch did take down all the weeds back there and will maintain it about once a month.

C. Fence on treatment plant roof:

Chairman Cullom reported that the fence is done and it looks good. No one should be able to get on there now.

D. Dirt/Erosion/lack of seed by Lake Verbena:

Chairman Cullom explained that the dirt/erosion/lack of seed by Lake Verbena was already discussed with the attorney.

E. Erosion control information:

Chairman Cullom explained the erosion control information was already discussed during the attorney's report.

7. Any other matter the board wishes to discuss;


8. Open floor to the public;

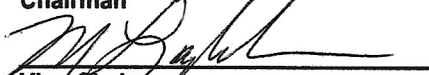
There was further discussion about the erosion control.

9. Adjourn;

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


Meeting adjourned by Chairman Cullom at 7:18 pm.



Chairman


Vice-Chairman

8-17-23

Date


Secretary