

REGULAR MEETING MINUTES

BOARD OF DIRECTORS OF THE FALLING WATERS CONSERVANCY DISTRICT

June 9, 2025: TIME: 6:00 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 and Financial Secretary Karen Giesler.

1. Meeting opened at 6:00 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 April 7, 2025, following a second by Chairman Cullom. Motion duly carries 2-0 with Director Plumb abstaining because he was not present at meeting.

3. Operators Report:

Chairman Cullom explained that the operator could not be present and the checklist looks good. They are removing sludge monthly out of the plant and they are about 1/3 of the way down.

There was further discussion about the depth of the plant and the removal of the sludge.

Chairman Cullom explained that the operator sent the response to IDEM and he is not sure if they have heard back from IDEM yet. The operator is also working on the capital plan, pricing out items to get a plan for the next 25 years, so the board will know what to expect. The treatment plant has been painted since the last meeting.

Vice-Chairman Langbehn questioned if it is possible to make a line item for the removal of the sludge?

Secretary Giesler will list the sludge removal on the financial report as a separate item.

4. Secretary Report:

Chairman Cullom made a motion to accept the financial report for May following a second by Director Plumb. Motion duly carries, 3-0.

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

5. Attorney Report:

- A. Attorney Vis explained that the outlot that is on the tax sale should be resolved by the next meeting.
- B. Attorney Vis reported that the resolution that involves property that abuts district property was sent out.
- C. Attorney Vis explained that the FWCD received a donation from the HOA and he will draft a release to enable that donation and it has been sent to the HOA.
- D. Attorney Vis reported that he has received notice that there are three properties that need to have their drainage moved back from the curb and he will send notice to the homeowners.

6. Board:

- A. Chairman Cullom explained that notice went out to the residents that have property abutting the district property, but no responses have been received, so maybe the district can send another email to advise anyone that is using district property, other than next to the lake, to please let the district know.

Attorney Vis recommended that he could scan the GIS and bring it to the next meeting and send notices to any that are needed.

There was further discussion about district property.

Chairman Cullom explained that the guy that lives off of Division that owns part of Lake Ceitia, he has a no trespassing sign and a big abandoned boat in front of Welch's house. The boat is on the district property and it needs to be moved.

Director Plumb explained that he was told by the Lake County Surveyor that the big lake and the lake in question comes under Gleysol lakes which comes under US jurisdiction, waters of the US and if you have access to the water, you have access to the lake.

There was further discussion about the lake, easements, barb wire fence and trees dumped on FWCD shoreline.

Attorney Vis will send a letter and see how it is received.

- B. Vice-Chairman Langbehn explained that Lilys Pond and Lake Verbena now have meters set at the road, they have been approved by the county, he talked to REMC and was told anywhere from 7-10 days they will mount the meter on the poles and once that is done, Roselawn Electric has already sent in their bid to run power from the meters down to the lakes. The fountains which include aerators have been purchased; they are in the treatment plant waiting for instillation.
- C. Director Plumb presented sketches of areas that he thinks need to be cleaned out and make a channel to help with the drainage.

There was further discussion about getting quotes for the areas that need to be cleaned out for drainage and cleaning the overlooks.

Vice-Chairman Langbehn will make some calls to see if he can find someone to spray the weeds.

Chairman Cullom responded that he is in favor of getting quotes to spray the weeds and quotes for this fall to remove the weeds.

Director Plumb will put together some written specks for the ditching and communicate with the board.

7. Any other matter the board wishes to discuss:

- A. Vice-Chairman Langbehn explained that everything is coming together for the park and they are pushing for it to be done by the fourth of July. The landscaper is supposed to come in and do the leveling of the property, so they can call the Amish company to put the playground up. Once that happens, the landscaping company will come back and put the plastic around the park area to fill with playground mulch. There is a contest out to name the park, but he has not heard anything on that yet.
- B. Vice-Chairman Langbehn explained that there is now a five-member safety committee for all of Falling Waters. One of the things that came out of the meeting is that some signage needs to be put up for the park. He would like the boards approval to purchase three signs. Two that say Children at Play and one that has park rules. They will ask the HOA about possibly purchasing a couple of stop signs and maybe a cushion speed bump to help slow down traffic.

There was further discussion about Simko Signs coming out to see what is already there, so the signs can be matched up. Some signs that were put out are faded and more signs are needed for the outfalls.

Chairman Cullom made a motion to purchase signs that are needed not to exceed \$5,000.00, following a second by Director Plumb. Motion duly carries, 3-0.

- C. Chairman Cullom explained that they had fishing lessons for the community and the turnout was not what they hoped for. It was a good presentation and it was nice, maybe next year it can be held when it is a little colder and everyone is not busy outside doing other things.

8. Open Floor to the Public:

- A. Mr. Berta explained that sign company is named Simko and the experiences that he had with them were very good.
- B. Mr. Berta questioned what the topic was for item 5B on the board's agenda with IDEM.

Attorney Vis explained that IDEM does surprise audits, where they show up and assess the entire system. If they observe any issues, then the district has to respond in a certain amount of time. They gave FWCD 48 hours to respond and only one board member was in the county and the operator was with his wife in the hospital. He tried getting more time to respond from IDEM and they refused, so it was pulled together and a response was provided. It was two clerical issues, there was nothing major, the operator is going to keep more information on site instead of at their office.

C. Rob questioned if the board is still going to do a road for the treatment plant?

Vice-Chairman Langbehn responded that they have not got to it yet.

D. Rob questioned what is the meaning ditching for the lakes.

Director Plumb explained the areas where the ditches are concerning.

E. Rob questioned if the board is still interested in doing the fish study because he is still getting emails and he would like to respond to them.

Vice-Chairman Langbehn explained that it is a \$5,000.00 investment and he has not pushed the other board members because of the park costs.

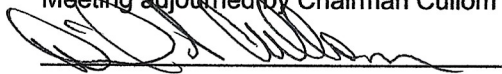
There was further discussion about the benefits of doing the study, fertilizer is not good for the fish, the operator is doing oxygen readings two times a week on the lakes, even people that do not live on the lakes still have the stormwater off of their yards that end up in the lakes, there are five lakes under the control of the conservancy district, vegetation on the ponds is good for the fish, possibly McNamara can come the next meeting to answer some questions, and doing a study is a proactive action.

Mr. Berta questioned if there should be some type of inspection on a regular basis to check the playground to make sure it is functioning as it should?

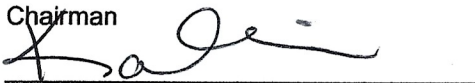
Vice-Chairman Langbehn responded that he agrees, the board should create a checklist, including making sure the signs are still posted and all bolts are secure.

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

Meeting adjourned by Chairman Culom at 7:00 pm.



Chairman



Secretary



Vice-Chairman

8-11-25

Date