

## REGULAR MEETING MINUTES

### BOARD OF DIRECTORS OF FALLING WATERS CONSERVANCY DISTRICT

May 8, 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 Vice-Chairman Mark Langbehn. Also, present included: Operator Derek Gertzen and Financial Secretary Karen Giesler. Attorney Nathan Vis and Engineer Adam McAlpine attended by phone.**

1. Meeting opened at 6:30 p.m. with the reciting of the Pledge of Allegiance.
2. Approval of Minutes from April 10, 2023.

Vice-Chairman Langbehn made a motion to accept the minutes from April 10, 2023, following a second by Chairman Cullom. Motion duly carries, 2-0.

#### 3. Operator Report:

Operator Gertzen reported that the actuator valve is tentatively scheduled to be installed on May 22, 2023 and they had to get a programmer involved. Once that happens, they will begin cleaning, everything will be currently online and they will be transitioning to the one that has been off this whole time and get operating once the new lift station goes online. The calibration for the flow meter has been done. The generator will be looked at Wednesday, it is an annual service and he will check for the key. They are waiting on parts to repair the pump for the lift station. Currently the lift station is working fine. There is power to the fan, but the new issue is the bearings on the fan blades. The service manager will look at them and let the board know. The airlines have been labeled.

Chairman Cullom reported that he spoke with REMC and they should have everything wired to the meter box in about thirty days. He also talked to Roselawn Electric and they will wire the meter box to the control panel hopefully within the next thirty to forty-five days it will be done and it can be tested.

Operator Gertzen reported that the sludge is on hold and for now it is okay.

#### 4. Engineer Report:

Engineer McAlpine reported that Metz Sewer is back in the neighborhood. They had technical difficulty with the camera, but now they are ready to resume phase two starting tomorrow.

Engineer McAlpine explained that he met onsite to look at the force main and they are trying to figure out the best approach for fill and grading next to the clubhouse. He has not done anything since that meeting. There are no other issues currently.

Vice-Chairman Langbehn explained that he spoke with the developer, they know what needs to be done and they are probably going to want to do the work.

Vice-Chairman Langbehn explained that he received a call from Sue Woodward, she asked if the board would call Bri with REMC because they have questions about manhole covers in the back of the property that they cannot find.

Engineer McAlpine will give them a call.

#### 5. Secretary Report:

##### A. Financial Report April 2023:

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

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

6. Attorney Report:

- A. Attorney Vis explained that he recommends the board get onsite with the developer and come to an agreement as to what is going to be done with the large area that was granted to them for dumping of topsoil. A timeline is needed of how it is going to be handled and when it will be handled before it starts eroding down into the lake.
- B. Attorney Vis explained there has been discussions about damage that was done to the infrastructure by a subcontractor. He would like to speak to the engineer about his recommendations and then they can meet with the developer onsite and come to an agreement.
- C. Attorney Vis explained that he sent out information on the signs to be printed.

Chairman Cullom explained that before the signs are printed, they need to look at the proofs of the signs before printing and they need to get approval from the HOA.

Chairman Cullom made a motion to allow up to \$4,000.00 for the signs for the lakes and motorized vehicles subject to approval from the HOA, following a second by Vice-Chairman Langbehn. Motion duly carries, 2-0.

- D. Attorney Vis explained that he has the proposed resolution from the last meeting, Don wanted a reference to the HOA covenants included, in the 2014 amendments there was a reference to motorized vehicles on the lakes and his recommendation is to authorize for approval.

Chairman Cullom made a motion to approve Resolution 2023-01, following a second by Vice-Chairman Langbehn. Motion duly carries, 2-0.

7. Board:

A. HYRE-Voltage coming in quote:

Chairman Cullom reported that a proposal has been received from HYRE Electric. It is important to monitor the power into the lift station because of the motor issues.

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

B. Re-piping at the lift station:

Chairman Cullom explained that this item is tabled for now.

C. Trench in back area:

Vice-Chairman Langbehn explained that the trench in the back area is about ninety percent done and it will need to be maintained moving forward.

D. Quotes for fence on treatment plant roof:

Vice-Chairman Langbehn explained that he called another company twice, left messages and the calls were not returned, so the materials have been ordered by Hammond Fence and hopefully within the next thirty days it will be installed on the roof of the treatment plant.

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

Chairman Cullom reported that the dirt and erosion issue is work in progress.

F. Open manhole on Ketil Trace:

Vice-Chairman Langbehn explained that the contractor left a jobsite to go and take care of the open manhole, but he has not checked on it yet.

8. Any other matter the board wishes to discuss;

Chairman Cullom explained that over the years, residents have been complaining about beavers, turtles, snakes, etc..., wanting the conservancy district to remove the wildlife. The board cannot get into the business of removing the wildlife from district property. If residents want to do it at their own expense, they can do it if they give the district a courtesy notification and they follow the county/state regulations.

There was further discussion about removing the wildlife and the district will look at any specific situation if it stops the flow of water.

9. Open floor to the public;

There was discussion about stocking the lakes and possible donations from freeholders.

There was discussion about docks not being allowed on the lakes and the district will look at possibly putting a pier between 769 and 775 Cirque Drive. The board will ask McNamara if there is anything that can be done about the silt.

There was further discussion about stocking the lakes and the fish kill about three years ago.

Chairman Cullom made a motion to allow the purchase of fish to stock the lake not to exceed \$500.00, following a second by Vice-Chairman Langbehn. Motion duly carries, 2-0.

Secretary Giesler will send an email to the residents asking for donations, the email will be sent to the board for approval first.

Mr. Doolittle attended the meeting and reported that a culvert at 54 Morena terrace is  $\frac{3}{4}$  full and he wants to finish landscaping, but it will be torn up when the culvert is cleaned out.



Vice-Chairman Langbehn responded that he spoke with a contractor to come and jet it out.


Chairman Cullom explained the jetting is going to be done again, so everyone needs to keep the toilet lids closed.

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 2-0.

Meeting adjourned by Chairman Cullom at 7:11 pm.

  
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Chairman  
  
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Vice-Chairman

6-12-23  
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Date  
  
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Secretary