

**Minutes of
Board Meeting of
FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION
Telluride, CO
March 15, 2012,
3:00 P.M. (MDT)**

A board meeting of the Fall Creek Village Homeowners Association was held on March 15, 2012, at 3:00 p.m. All members attended by telephone.

1. Call to Order:

Mark Murray called the meeting to order at 3:05 p.m. MDT.

2. Motion to Approve/Waive Notice of Meeting

Mark Murray made a motion to waive notice of the meeting. Motion seconded and passed.

3. Roll Call and Determination of Quorum.

Owners Present Via Teleconference: Board members: Lynn Black (Lot 5), Mark Murray (Lot 3, 4 & 8), and Brian Wohl (Lot 1).

Also present were: Judi Balkind, HOA Manager, Erin Johnson (attorney for the HOA) and Elizabeth ("Lettie") Kuehn (Lot 6)

4. Approval of the agenda. Mark Murray made a motion to approve the agenda. Brian Wohl seconded and the agenda was unanimously approved.

5. New Business:

- a. Advance requests to speak on agenda topics.
- b. Final requests to speak on agenda topics.

Lettie requested to speak on the Lynn Black easement topic.

6. Old Business:

- a. Approval of minutes from 02/02/2012 Annual membership meeting. **Brian Wohl made a motion to approve the minutes, Mark Murray seconded and motion passed.**

- b. Sale of Susan Ross's property:

The sale of Susan Ross's property sold on January 5, 2012 – Mark Murray and Erin Johnson worked on the closing – the HOA will collect six months of dues plus finance charges – in accordance with the statute.

Lynn Black made a motion to write-off the remaining balance of Susan Ross's account (to the extent of the amount we do not collect from the foreclosure sale). Lynn also made the motion to forgive the late fee and finance charge on Lettie Kuehn's account. The board had talked about forgiving the fees last August if Lettie stayed current with her payments, and it was noted Lettie was current. **Mark Murray seconded and motion passed unanimously.**

7. New Business.

- a. Update on easements. Lynn and Erin are working on a draft agreement and expect to present a "draft" in the near future. Mark Murray made a motion to move forward in the hiring of Foley to obtain changes to the easement maps that will be recorded. Brian Wohl seconded the motion and motion passed unanimously.
- b. Discussion ensued regarding the underground power lines and installation of the water

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and sewer lines to Murray, Wohl and Ross's lots. The board directed Judi Balkind to contact Telluride Gravel and obtain an estimate for these costs. Judi will work with Erin Johnson on this project.

c. Annual disclosures – set up on website – www.jarmikproperties.com

8. Other Business and owners comments:

-None

9. Next meeting date and place. A board meeting will be held on May 3, 2012 at 3:00 p.m. MST via teleconference.

10. Adjournment. Mark Murray made a motion to adjourn and Brian Wohl seconded, all in favor and the meeting was adjourned.

Respectfully submitted,

By: Jarmik Property Management, Inc.
Judi Balkind, Fall Creek Village HOA Manager