

Approved 7-6-2016

**Minutes of
Board Meeting of
FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION
Telluride, CO
January 14, 2016
3:00 P.M. (MDT)**

A board meeting of the Fall Creek Village Homeowners Association was held on January 14, 2016 at 3:00 p.m.

1. Call to Order:

Mark Murray called the meeting to order at 3:37 p.m. MDT.

2. Motion to Approve/Waive Notice of Meeting

Attendance of all members of the board in attendance therefore notices duly given.

3. Determination off quorum of board. Roll Call and Determination of Quorum.

Owners Present in person or via Teleconference: Board members present were Brian Wohl (Lot 1), Mark Murray (Lot 3, 4 & 8) and Lynn Black (Lot 7).

Also present were: Bob Franzese, (Lot 2), Derek Engebretsen & Katie Twitchell (Lot 6) and Judi Balkind, HOA Manager.

Mark Murray noted all of the board members were present. Acts of the board meeting will constitute a quorum.

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

5. New Business:

a. Advance requests to speak on agenda topics. None.

b. Final requests to speak on agenda topics. Bob Franzese asked if a copy of the easements have been sent out to Brian Wohl and Bob Franzese for review and their signatures. Bob Franzese noted the walkway was never restored and would like it restored. Mark noted he had a signed agreement by Val Levy on December 16, 2013. Lynn Black asked Bob to obtain a bid for repair to the walkway and present to the board for review. Bob agreed to obtain a bid.

6. Old Business:

a. Approval of minutes from 07/08/2015 board meeting. The minutes presented needed revisions. Mark requested the minutes be revised and circulated to the board for final review – this will be addressed at the next board meeting.

b. Review of 2015 Financials –including adjustment to balance sheet per board. No further discussions. **Lynn Black made a motion to approve the 2015 financials. Brian Wohl seconded and motion passed unanimously.**

c. Easements – Brian Wohl and Bob Franzese. –see above – b. final request to speak on agenda topics.

d. Sale of Lettie Kuehn home. It was noted to the members that Lettie Kuehns' home has sold to Derek Engebretsen & Katie Twitchell who are present at today's meeting.

e. Installation of septic line to Brian Wohl's property. It was noted a septic line was installed by the excavator John Long, Father & Son Excavating, Inc. to Brian's lot.

7. New Business.

a. Strategic planning discussion for 2016 Budget. The budget was presented to the board with "No changes" from the 2015 budget. Discussion ensued. Mark Murray noted his home on Lot 4 has been completed and he will be paying for the residential portion instead of just the operating dues. **Mark Murray made a motion to adjust the 2016 budget by \$2,217.00 which**

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represents the addition of Lot 4. Lynn Black seconded and motion passed unanimously.

b. Update on licensing for HOA Managers per DORA. Judi Balkind informed the board she has obtained the necessary license and insurance as required by the Colorado Real Estate Division – Department of Regulatory Agency.

c. Testing of water in well – treatment of water in well per state. Discussion ensued regarding the testing of the water in the well. It was noted the well water is tested on a monthly basis, samples are sent to the town of Telluride. Bob wanted to know if we have a plan to evaluate the water system. Bob finds a lot of debris in his system. Lynn Black is authorized to get a water test completed on the system and will report back to the board. Bob noted the water tested in spring is higher with the high run off. He has suggested testing at high and low times.

8. Other. Derek – asked about the camping hookups that remain in his yard. What does he need to know if he plans to remove them? The ones connected to his lots are still live. The board noted Derek should be able to do whatever he wants and did not need HOA approval to remove them. Derek asked if there is a policy in place by the HOA's on removing trees. Mark noted if they represent some time of danger, they should take them out.

8. Next meeting date and place. TBD

9. Adjournment. **Mark Murray made a motion to adjourn and Lynn Black seconded, all in favor and the meeting was adjourned.**

Respectfully submitted,

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By: Jarmik Property Management, Inc.

Judi Balkind, Fall Creek Village HOA Manager