

**Minutes of  
Board Meeting of  
FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION  
Telluride, CO  
February 18, 2015  
3:00 P.M. (MDT)**

A board meeting of the Fall Creek Village Homeowners Association was held on February 18, 2015 at 3:00 p.m.

**1. Call to Order:**

Mark Murray called the meeting to order at 3:00 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:** Mark Simpson (Lot 5), Lettie Kuehn (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 add to the agenda “a Discussion item of Insurance under Old Business – Item C. Lynn Black made a motion to approve the agenda as amended. Motion 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. None.

**6. Old Business:**

- a. Approval of minutes from 12/29/2014 board meeting. **Lynn Black made a motion to approve the minutes from the 12/29/2014. Brian Wohl seconded and motion passed.**
- b. Update of Scott Elkin’s request. It was noted to the members that Mark Simpson (co-owner) was representing the entity known as NGNF, LLC, owner of Lot 5. Mark was hoping to get approval for the building envelope 10 foot set backs to the west between Lot 5 and Lot 6 and 10 foot setbacks from the corner of the right away from 20 feet from the center of the right away. Building envelope is 31 feet x 39 feet – the dwelling would be over 1,200 feet. The variance requested for the 10 foot variance. Mark Simpson noted they had talked to the County and the County will be willing to approve this but they require HOA approval first. Mark Murray asked if the setbacks require a variance from the County. Mark Simpson noted in order to get the County variance they need HOA variance first. Discussion ensued regarding plans for Scott Elkin’s house and garage. Erin Johnson suggested that because the area is so tight, prior to construction the all building corners are staked with reference points to somewhere on the lot line that have been surveyed. After it’s been staked, HOA inspects it when construction is started and during construction to make sure the lot lines are adhered to. Mark Simpson stated he had no problem with it. Mark Murray asked what where the dimensions of the garage. Mark Simpson noted the new garage dimensions are 24 x 19 feet to meet the 10 foot setback. It was suggested the deck not be covered. Brian asked if we discussed types of material used for the homes. It was noted the home would be made of logs. Erin noted the declarations does not count decks into the footprint unless there are enclosed.

**Minutes of Board meeting of Fall Creek Village Homeowners Association  
February 28, 2015**

**Mark Murray moved the HOA grant the variance as follows:**

**Their request is approved provided that the latest drawing is incorporated to the motion. The applicant before they start construction that they stake the corners of all the building and provide reference points to the lot lines which are marked so we can find them again and survey. HOA will inspect the stakes before and during construction. The decks as shown on the drawing on the east side are allowed to be within the setbacks as long as they are not covered and within the 10 foot setbacks. Lynn Black seconded the motion.**

**A vote was taken. All in favor. The variance was granted.**

**Erin Johnson wanted clarification that the construction can start after the staking is completed and the HOA approves it. Mark Murray noted this provision will be added.**

- c. Discussion on Insurance on Lynn Black's property. Discussion ensued regarding insurance named as "additional insured vs. an endorsement. Judi noted to the members she contacted the insurance agent who informed her that HOA currently has a Directors and Officers policy and a General Liability Policy. Every owner is additional insured under that policy. Lynn wants to make sure the equipment is covered, and the easement is covered and have it endorsed vs. additional insured. Erin Johnson suggested send the Insurance company a copy of the easement and note that an Owner has a significant encumbrance on her lot and we want it fully insured.
- d. Lynn will get costs to replace the pumps.
- e. Mark will get cost to extend the water and sewer lines to the other vacant lots.

**7. New Business.**

- a) Financials. The 2015 Financials were approved at the last board meeting. Judi noted the 2015 budget was approved at the last meeting. A cleaned up version was sent to the members. **Mark Murray moved the 2015 budget be approved and move the Accounts Payable to S. Erickson to a contingent reserve because the HOA does not think they owe the money. Lynn Black seconded the motion. All in favor and motion approved.**

**8. Other Business and Owner comments:**

**9. Next meeting date and place. A board meeting will be held on May 20th, 2015 at 3:00 p.m. MDT via teleconference.**

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

Respectfully submitted,

\_\_\_\_\_/jlb//\_\_\_\_\_  
By: Jarmik Property Management, Inc.

**Minutes of Board meeting of Fall Creek Village Homeowners Association  
February 28, 2015**

Judi Balkind, Fall Creek Village HOA Manager