

Draft
FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION
Minutes Board Meeting
September 25 2019, at 3:30 PM MDT

1. Call to order. Mark Murray called the meeting to order at 3:36 pm
2. Waiver of notice – Mark Murray noted all board members are present therefore there is no need to waive notice of the meeting.
3. Determination of quorum of Board
Majority of Directors (Murray, Engebretsen, Black)
Board is 3, Quorum 2
Act of majority of quorum of Directors is an act of the Board
2 votes = act of Board
Mark Murray, (Lots 3,4, & 8), Lynn Black (Lot 7) , Derek Engebretsen (Lot 6)– all board members present for a quorum.
Also present: Murat Unal (Lot 5), Erin Johnson, Attorney at Law, and Judi Balkind, HOA Manager
4. Approval of the Agenda. *Mark Murray made a motion to approve the Agenda – Derek Engebretsen seconded – All in Favor.*
5. Requests to Speak on Agenda Topics:
 - a. Advance requests to speak on agenda topics - none
 - b. Final requests to speak on agenda topics. Murat Unal requested to place a shed on his property for storage for the term of one year. Discussion ensued.
Lynn Black made a motion to approve an addition of a shed on Lot 5 with wood siding with dimensions of 6 x 8 feet, – subject to section 1.98 of the Declarations and allow it for a year. Mark Murray seconded the motion and motion passed unanimously.
6. Old Business:
 - a. Approval of minutes of 10/10/2018 Board Meeting. *Mark Murray made a motion to approve the minutes from the 10-10-2018. Lynn Black seconded and motion passed unanimously.*
 - b. Review of 2018 Financials. Report was presented to the board by Judi Balkind. Discussion ensued. No further questions.
 - c. Review of year to date 2019 Financials. Financials were presented. No further questions.

7. New Business:

- a. Finalization of Annual Budget 2020. ***Mark Murray moved to approve the 2020 budget as presented. Derek Engebretsen seconded and motion passed unanimously.***
- b. Robert McAllister – change of ownership – Paid his sublease of water rights - notified the board of the change.
- c. Jeanne and Andy Loomis's Home – review plans. Mark Murray and Lynn Black agreed to be the design review committee and will make sure they approve their design and in accordance with the Fall Creek Village HOA declarations.
- d. River Trail Road Maintenance. The HOA provided the River Trail Road Maintenance with funds of \$1,600.00. Lynn Black suggested that the HOA continue to fund this expense.
- e. Other: Mark Murray noted that Ted and Emily Liljenwal, owners of parcel to the East of the subdivision and may ask for access to tap into our septic system. Erin suggested they make a proposal and present to the HOA for review.

8. Other Business and Owner Comments: Lynn provided an update regarding the possible fiber optic upgrade to the area. She will provide additional information once it is being completed.

9. Next meeting date and place: TBD – early January 2020

10. Adjournment. Mark Murray moved to adjourn. 4:23 pm

Respectfully submitted,

By: *Judith Balkind*
Jarmik Property Management, Inc.
Judi Balkind, HOA Manager