

**Minutes of  
Board Meeting of  
FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION  
Telluride, CO  
February 2, 2012,  
3:00 P.M. (MDT)**

A board meeting of the Fall Creek Village Homeowners Association was held on February 2, 2012, at 3:00 p.m. All members attended by telephone.

1. **Call to Order:**  
Brian Wohl called the meeting to order at 3:05 p.m. MDT.
2. **Motion to Approve/Waive Notice of Meeting**  
Lynn Black 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.** Lynn Black 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.It was noted no one requested to speak.
6. **Old Business:**
  - a. Approval of minutes from 12/22/2011 Annual membership meeting. It was noted these minutes will be approved at the next members meeting, not at the board meeting.
  - b. Sale of Susan Ross’s property:  
The sale of Susan Ross’s property sold on January 5, 2012 – Erin Johnson has been in contact with the attorney, Dunning and has sent a statement to them. She will follow up.
7. **New Business.**
  - a. Election of Officers. Nominations were as follows: Mark Murray – President, Lynn Black – Secretary and Brian Wohl – Treasurer. Lynn Black made a motion appoint the board as noted. Mark Murray seconded and motion passed.
  - b. Review First Quarter Reminder from Erin Johnson.  
The board reviewed the “housekeeping list” provided by Erin Johnson with regards to following the CCIOA rules.
8. **Other Business and owners comments:**
  - request was made to get a quote from the power company to install a new electric line between Bob Franzese property and Brian Wohl’s property.
  - get estimates for landscaping on front lawn of Black property – will not be available until the spring.
  - Erin Johnson is working on Lynn’s easement.

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9. Next meeting date and place. A board meeting will be held on March 15, 2012 at 3:00 p.m. MST via teleconference.
10. Adjournment. **Lynn Black made a motion to adjourn and Brian Wohl 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