

Approved: July 8, 2015

**Minutes of  
Board Meeting of  
FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION  
Telluride, CO  
May 20, 2015  
3:00 P.M. (MDT)**

A board meeting of the Fall Creek Village Homeowners Association was held on May 20, 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) Erin Johnson – attorney 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. None.

**6. Old Business:**

- a. Approval of minutes from 02/18/2015 board meeting. **Lynn Black noted there were minor adjustments. Mark Murray made a motion to approve the minutes subject to the changes. Lynn Black seconded and motion passed.**
- b. Update of Scott Elkin's request. Brian Wohl received information that they put the land up for sale.  
Erin asked if they had gotten approval from the county. Mark stated he did not receive any approvals.  
Mark Simpson joined the call and stated they did not have any approvals lined up yet. Mark Simpson noted that they did not put their lot on the market and was unable to provide any time line.
- c. Discussion on Insurance on Lynn Black's property. Judi sent the easement to the insurance agent and asking for clarification. Discussion ensued regarding insurance named as "additional insured vs. an endorsement.
- d. Lynn will get costs to replace the pumps. – Lynn hasn't received any information on this issue at this point.
- e. Mark will get cost to extend the water and sewer lines to the other vacant lots. Mark noted his contractor located existing septic and water lines to all lots. Lynn gave an update noting they located water and sewer lines to all the lots. The contractor needs to dig in the big pile of dirt to find out which line goes to the house. The HOA will incur some costs but have dodged a large expense. The contractor will do "as Builts" for the HOA. Bob Franzese is talking to the contractor about underground power lines.

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7. New Business.
- a. Financials. Mark Murray spoke to Kandy Shugars a CPA regarding the “Contingent Liability”. The HOA has been carrying an expense from Scott Erickson. Minutes should reflect the board does not believe this is owed. We were charged an amount of money that was excessive at the time. Money was taken out of the trust account without proper authorization and the board doesn’t think the money is owed. Mark will “mark up” the balance sheet to explain what he wants to do.

**Mark Murray made a motion as follows:**

**Make adjustments to the balance sheet as prepared and submitted to the board on May 12, 2015 with the following changes.**

**#1 - The item carried under Contingent Liability will be written off in the amount of \$13,241.41.**

**#2 – Out of the \$18,165.17 there be segregated a separate account on the HOA books in the amount of \$13,241.41.**

**#3 – This account is will be footnoted with the following information: This amount has been set aside as a reserve because there have historically been claims against the HOA of an alleged debt owed to Scott Erickson. This amount is disputed by the board of the HOA that this amount is owed. This is amount is set aside in the event that the HOA is called upon to pay.**

**Brian Wohl seconded and motion passed unanimously.**

8. Other Business and Owner comments: Erin has an update from the broker representing Lettie Kuehn’s property. He noted he wasn’t sure if he would continue representing this owner if the present deal fell through.
9. Next meeting date and place. **A board meeting will be held on Wednesday, July 29th, 2015 at 3:00 p.m. MDT via teleconference.**
10. Adjournment. **Brian Wohl 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