

**Minutes of
Board Meeting of
FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION
Telluride, CO
May 16, 2013,
3:00 P.M. (MDT)**

A board meeting of the Fall Creek Village Homeowners Association was held on May 15, 2013, at 3:00 p.m. All members attended by telephone.

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

Mark Murray made a motion notice was duly given. Brian Wohl seconded and motion passed. Attendance of all members of the board in attendance therefore notices duly given. Attendance is a waiver of the notice.

3. Roll Call and Determination of Quorum.

Owners Present Via Teleconference: Board members: Mark Murray (Lot 3, 4 & 8), and Brian Wohl (Lot 1) and Lynn Black (Lot 7).

Also present were: Judi Balkind, HOA Manager, and Michelle Haynes –representative for the Bank- Wells Fargo (Lot 5).

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

4. Approval of the agenda. Brian Wohl made a motion to approve the agenda. Lynn Black 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.
 - a. No requests.

6. Old Business:

- a. Approval of minutes from 12/13/2012 board meeting. **Brian Wohl made a motion to approve the minutes, Lynn Black seconded and motion passed.**

7. New Business.

- a. Update on easements. As noted in the last board meeting, the easement will be converted to a long term lease. Lynn and Erin continue to work together – Erin will finalize the agreement and review with the board before filing.
- b. Review of Lynn Black's agreement. This falls into the same category as easements. Erin Johnson will send to the CPED for review.
- c. Accounts receivable. Lettie Kuehn continues to be delinquent in payment of her HOA dues. A new lien amount was recorded on May 6, 2013. Discussion ensued – Mark noted that with each passing day the HOA is losing money. Erin noted the bank has not submitted a bid for Lettie's house. The original date of foreclosure was scheduled for November 2102 but had been postponed. **Mark Murray made a motion authorizing Erin Johnson to pursue action to foreclosure lien against Lettie Kuehn's lot. Lyn Black seconded the motion and motion passed.**

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- d. Update on Telluride Gravel and Foley. Lynn noted to the members the estimated cost for Telluride Gravel to finish out their work is approximately \$20,000 and at this time the HOA does not have the funds to cover the cost. The HOA will provide water and sewer to the lot lines. No need for further discussion at this time.
- e. Annual Disclosure. The annual disclosure has been filed and is on the website for Fall Creek.
- f. Discussion of issues from John Fee – potential buyer for Bank’s vacant lot. John Fee was a potential buyer for the bank owned Wells Fargo Lot 5. His questions concerned the set-backs and the lot lines established in the Fall Creek Village Declarations. The set-backs would not allow for the building of a home. Discussion ensued. Mark suggested the owner seek a variance which would be standards set by the county. Brian was in favor to do what is necessary to provide a buildable lot. Erin suggested a “waiver” of the standards for the lot and adopt the standards set forth by the County. Erin suggested each lot would be looked at separately. It was noted to the board that John Fee cancelled his contract.
- g. Set-backs for vacant lot. Discussed above.
- h. E-mail addresses. It was noted the board had been set up with a “group” Yahoo account. It was suggested the board and owners begin using this group email account.

8. Other Business and Owner comments:

9. Next meeting date and place. A board meeting will be held on June 18, 2013 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,

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By: Jarmik Property Management, Inc.
Judi Balkind, Fall Creek Village HOA Manager