

**DRAFT**  
**FALL CREEK HOMEOWNERS' ASSOCIATION**  
**QUARTERLY BOARD MEETING**  
**April 22<sup>nd</sup>, 2025 @ 3:30 PM (MST)**  
**Telluride, CO 81435 – via Zoom**

**MINUTES**

1. Call to order

***Owners Present:*** Jonathan Prince, Chambers Squier, Derek Engebretsen, Lynn Black, Maria Bleeker

***Others Present:*** Judi Balkind & Amanda Wells – HOA Managers, Nate Smith – HOA Attorney

***Jonathan Prince called the meeting to order at 3:30 PM MST.***

2. Approval/Waiver of notice of the meeting

***Jonathan Prince made a motion to approve notice of the meeting. Derek Engebretsen seconded the motion. All in favor and the motion passes unanimously.***

3. Determination of quorum members.

Majority of Directors (Squier, Engebretsen, Prince)

**Board is 3, Quorum 2**

Act of majority of quorum of Directors is an act of the Board.

2 votes = act of Board

***A quorum was deemed present with all the Board Members present.***

3. Approval of the Agenda

***Jonathan Prince made a motion to approve the Agenda. Derek Engebretsen seconded the motion. All in favor and the motion passes unanimously.***

4. Review and Approval of the Board Meeting from September 17, 2024

***Jonathan Prince made a motion to approve the Minutes. Derek Engebretsen seconded the motion. All in favor and the motion passes unanimously.***

6. Unfinished Business

a. Update on water system

***Roto Rooter was on site & cleaned out the remainder of the system. They will be used for ongoing maintenance as well.***

b. Financial Update

***It was noted that the Board would like to look into putting the Reserve Account money into a savings account that could earn interest. Judi will look into***

7. New Business

a. Lawyer Introduction

***Nate Smith introduced himself to the HOA & discussed current Financials***

b. Pick dates for Annual Meeting & next Board Meeting

***October 7<sup>th</sup> – Board Budget Meeting***

***November 4<sup>th</sup> – Annual Meeting***

8. Other Business and Owner Comments

10. Adjournment

***Jonathan Prince made a motion to adjourn the meeting at 3:54 PM***

***MST.***