

**Minutes of Board Meeting of
FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION
Telluride, CO 81435
November 29, 2011 3:00 P.M. (MDT)**

1. Call to order: Bob Franzese, President. Conduct of meeting to be turned over to Brian Wohl as acting chair. Note: By verbal consent Brian Wohl has agreed to conduct the Board meetings in accordance with FCV Policy #1-2010, Conduct of Meetings.

2. Waiver of notice

3. Determination of quorum of Board

Majority of Directors (Franzese, Murray, Wohl)

Board is 3, Quorum 2

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

2 votes = act of Board

4. Approval of the Agenda

5. Requests to Speak on Agenda Topics

a. Advance requests to speak on agenda topics

b. Final requests to speak on agenda topics

6. Old Business:

a. Approval of minutes of 11/10/2011 Board meeting

b. Matters pending:

- HOA easements (Black, Franzese, Wohl)

- Reconcile HOA accounts

- Black

- Financial analysis to determine value of easements – Lynn Black and Erin

Johnson to work on this.

7. New Business:

a. Update on ownerships

- New owner re: Sheppard lot,- Bank payment of special assessment, new owner as of 11-11-2011.

- Ross bankruptcy dismissed and foreclosure proceeding.

b. Draft 2012 budget and review expense payment plan

c. Review of draft governing documents

-NOTE: Board Members please review the draft documents prior to the meeting

d. Installation of speed bumps and speed sign – request by Val Levy

e. Set the meeting date for the annual Fall Creek Village Homeowners Association to be held on December 22, 2011 at 3:00 P.M.

f. Adopt the policies 4 – 9.

- g. Monthly financial statements – Jan – November 2011
- h. Update of governing documents and operational infrastructure
 - Bylaws, declaration, CCIOA required policies, reserve study – Ongoing

8. Other Business and Owner Comments;

a. Mark Murray's discussion on septic system on Lot # 8 (property previously owned by Sheppard).

9. Next meeting date and place: Annual meeting: Thursday, December 22, 2011 – 3:00 P.M.
MDT

10. Adjournment. Time: _____