

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

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

- 1. Call to Order:**
Mark Murray called the meeting to order at 3:06 p.m. MDT.
- 2. Motion to Approve/Waive Notice of Meeting**
All board members were present and Mark Murray 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. Mark Murray 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.
 - a. No requests were made to speak on agenda items.
- 6. Old Business:**
 - a. Approval of minutes from 03/15/2012 board meeting. **Lynn Black made a motion to approve the minutes, Brian Wohl seconded and motion passed.**
 - b. Update on new owner of Susan Ross’ Property:
The sale of Susan Ross’s property sold on January 5, 2012 – Premier Asset Services/Wells Fargo own the property - the HOA collected six months of dues plus finance charges – in accordance with the statute.
Lynn Black made a motion to write-off the remaining balance of Susan Ross’s account (to the extent of the amount we do not collect from the foreclosure sale) to bad debt expense. Mark Murray seconded and motion passed unanimously.
- 7. New Business.**
 - a. Update on easements. We are waiting on the easements until we hear back from Telluride Gravel.
 - b. Review of Lynn Black’s agreement. Erin is reviewing Lynn Black’s agreement. She is continuing to revise the agreement before presenting a final document.
 - c. Annual disclosures – Revised declarations will be recorded with the County recorder’s office. Declarations, Articles of Incorporation and By-laws will be posted on www.Jarmik Properties.com website under Fall Creek Village.
 - d. Accounts payable. Mark and Erin will review outstanding payable to Scott Erickson

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and discuss a plan.

- e. Update on Telluride Gravel and Foley. Lynn met with Telluride Gravel and walked the property to identify the three vacant lots that need the extension of septic services. Discussion ensued regarding the underground power lines and installation of the water and sewer lines to Murray, Wohl and Ross's lots. A bid from Telluride Gravel of \$17,400 was presented which would only include the dirt work. This will need to be revisited and bid by other companies. The as builts will be needed to be able to get a firm bid – Telluride Gravel will be contacted to see if they have this information.

8. Other Business and owners comments:

-Mark asked if the Fire House Pump station on his property was working. Lynn will contact the fire suppression company to work on the pump

9. Next meeting date and place. A board meeting will be held on June 21, 2012 at 3:00 p.m. MST 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,

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