

**FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION
BOARD AND BUDGET MEETING**

Minutes

October 10, 2018 at 3:45 PM MDT

1. Call to order: Mark Murray, President called the meeting to order.
2. Notice or Waiver of notice of the meeting. Attendance of all members of the board in attendance therefore notices duly given.
3. Determination of quorum of board. Roll Call and Determination of Quorum. Board members present were Derek Engebresten (Lot 6), Mark Murray (Lot 3, 4 & 8) and Lynn Black (Lot 7), Brian Wohl (Lot 1)
Also present were: Erin Johnson – attorney, and Judi Balkind, HOA Manager.
Mark Murray noted all of the board members were present. Acts of the board meeting constitute a quorum.
4. Approval of the Agenda. **Mark Murray made a motion to approve the agenda as written. Lynn Black seconded motion passed.**
5. Requests to speak on the agenda topics. None
6. Old Business:
 - a. Approval of minutes of 08/29/2017 Board Meeting. **Mark Murray made a motion to approve the minutes with the noted corrections. Lynn Black seconded the motion and it passed unanimously.**
 - b. Review of year to date 2018 Financials: Already reviewed in Annual Meeting held this day. No additional comments.
 - c. Ground water infiltration issue into the system - due to roots working their way into the fiberglass. Mark indicated that the estimated bid is \$6K
7. New business:
 - a. Finalization of Annual Budget 2019: **Mark Murray made a motion to accept the member ratification of the 2019 budget as approved in the Annual Meeting held this day. Lynn Black seconded and the motion passed unanimously.**
 - b. Robert McAllister, change of ownership due to death: The lease has been referred to the HOA attorney by the Member meeting.
 - c. UV Lights: Judi indicated that two lights were purchased for \$414 with one available for backup.
 - d. Jeanne and Andy Loomis' Home, plan review: Previously given conditional approval for what they have submitted. Remove from the agenda going forward


until they reach out again. Board requested that Judi reach out to them with a request for an update on their project.

- e. River Trail Road Maintenance, \$1200: Judi indicated that this was completed and the HOA paid \$1200 towards repairs. **Mark Murray made a motion to ratify the expenditure by the Board of \$1200 for River Trail Road maintenance this past summer.**
- f. Water Permit, renewed permit #COG588119: Judi will confirm that this has been renewed.
- g. Lot 5 river of building envelope adjustment: Pass – nothing to consider at this time.
- h. Lots 41 and 42 lot line adjustment request: Erin provided an update to the Board. Concern was raised regarding timber being removed using the HOA roads. Recommendation was made for Judi to draft a letter to the Planning Dept so that it remains in the file when the lots sell and are planned to be developed with removal of timber. Mark will review and sign the letter.
- i. Other: none

8. Next meeting date and place: TBD - Recommendation made by Erin Johnson, Esq. that the Board approve the budget, prior to the Annual meeting. She will review the By-Laws.

9. Adjournment. Time: Mark Murray made a motion to adjourn the meeting.

Respectfully submitted,



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