

**Approved
Minutes of
Board Meeting of
FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION
Telluride, CO
July 26, 2012,
3:00 P.M. (MDT)**

A board meeting of the Fall Creek Village Homeowners Association was held on July 26, 2012, at 3:00 p.m. All members attended by telephone.

1. Call to Order:

Mark Murray called the meeting to order at 3:03 p.m. MDT.

2. Motion to Approve/Waive Notice of Meeting

Two out of the three board members were present and Mark Murray made a motion to waive notice of the meeting, Brian Wohl seconded and motion passed.

3. Roll Call and Determination of Quorum.

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

Also present were: Judi Balkind, HOA Manager, and Elizabeth (“Lettie”) Kuehn (Lot 6).

Absent: Lynn Black (Lot 5),

4. Approval of the agenda. Brian Wohl made a motion to approve the agenda. Mark Murray 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. Lettie requested to speak on agenda items a-e. Lettie asked to see the easements.

6. Old Business:

a. Approval of minutes from 06/21/2012 board meeting. Brian Wohl made a motion to approve the minutes, Mark Murray seconded and motion passed.

7. New Business.

a. Update on easements. No update is available.

b. Review of Lynn Black’s agreement. Erin Johnson was unavailable for a short period of time. She will continue to work on this agreement with Lynn Black. No agreement available to review.

c. Accounts receivable. One owner, Lettie Kuehn is delinquent in payment of her HOA dues. Discussion ensued – Lettie informed the board members she has lost her job and was having difficulty paying her bills. She was pursuing another job and would try to get her dues pay as soon as possible. Mark Murray noted her predicament but in the interest of protecting the HOA made a motion to file a lien on her property and motion was seconded by Brian Wohl and passed. Mark Murray noted the board would table the late fees for the next meeting.

d. Update on Telluride Gravel and Foley. No updates on Telluride Gravel but we are requesting they search for the as-builts. Foley completed a survey back in 2007 which gives them a background on the property.

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- e. Update on water rights with Mark Hamilton. Mark Hamilton has completed the application with the state and filed. Mark Hamilton will update as needed.
8. Other Business and owners comments:
- Discussion regarding the request from Lettie for copies of the HOA's documents. It was noted by the board the HOA has Policy #5 – Inspection and copying of association records records: - ... payment for the estimated costs shall be paid in advance in good funds. Upon completion of the inspection and copying, a final invoice will be prepared based on actual costs. Delivery of documents shall be withheld until all actual costs are paid. If the estimate is higher than the actual costs, a refund will be made the Association in a timely manner.
9. Next meeting date and place. A board meeting will be held on August 23, 2012 at 3:00 p.m. MST via teleconference.
10. Adjournment. **Brian Wohl made a motion to adjourn and Mark Murray seconded, all in favor and the meeting was adjourned.**

Respectfully submitted,

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