

Draft
FALL CREEK VILLAGE HOMEOWNERS' ASSOCIATION
Minutes Board Meeting - Via Zoom
June 27, 2023, at 10:00 AM (MDT)

1. Call to order: Mark Murray (Lots 3 & 4), Lynn Black (Lot 7), Jon Prince (Lot 8) and Jeff Bleeker (Lot 2).
Also in attendance: Judi Balkind, HOA manager, Erin Johnson, HOA Attorney
Absent: Kyle Alston (Lot 1), Chambers Squier and Lorin Naumen (Lot 5), and Derek Engebretson (Lot 6)
Mark Murray called the meeting to order at 10:01 AM
2. Waiver of notice
All board members are present, there is no need to waiver notice of the meeting.
3. Determination of quorum of Board
Majority of Directors (Murray, Black, Prince)
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
Mark Murray moves to approve the agenda as presented. Lynn Black seconded, and the motion passed.
5. Review and Approval of the board meetings from March 23, 2023
Mark Murray requested clarification on wording on item 6A. Mark Murray made a motion to approve the minutes with the changes to 6A. Jonathan Prince seconded and motion passes.
6. New Business:
 - a. Update on Chambers Squire home. Mark Murray noted they are still working on the construction of the home.
 - b. Ratification for Kyle Alston Home: Board members approved by email on April 15, 2023. ***Mark Murray made a motion to ratify the changes which were approved by email on April 15, 2023. Jonathan Prince seconded the motion, and the motion was approved unanimously.***
 - Heated/Living Sq Footage dropping from 2103 to 1929
 - Garage area dropping from 440 to 420
 - Proximity to floodway edge/river increasing from 16'11" to 18'2"
 - Proximity to front roadway increasing from 33'8" to 35'8"
 - Proximity to left property line increasing from 20'5" to 23'
 - Proximity to rear property line increasing from 33' to 36'9"
 - No change in off street parking volume
 - Overall building height decreasing by 4"

- c. Erin Johnson: Anticipation of finalizing the documents for adoption in the August meeting. Erin Johnson will revise the documents, circulate them with a markup and clean version for all the members to finalize to vote at the annual meeting on August 22, 2023, at 1:00 PM MDT.
- Declaration
 - Design Review Procedures
 - Policy #1 amendment re conduct of meetings.
 - Policy #2 amendment re collection of unpaid assessments
 - Policy #5 amendment re inspection and copying of association records.
 - NEW policy #10 Use of Common Elements.
- d. Other:
- Lynn Black had a question for Erin Johnson about the lot behind the Fall Creek Village by John Janus who is stating the lot is buildable. The plat reflects it is not buildable. Mark Murray noted he wanted to state that the Fall Creek Village's position is the lot is not buildable. Erin Johnson noted the board must approve an amendment to the plat. No further discussion.

7. Next meeting date and place: Annual and Board meeting on Tuesday, August 22, at 1:00 PM MDT.

8. Adjournment. Time: *Mary Murray made a motion to adjourn the meeting at 10:24 AM. Motion seconded and passed unanimously.*

Respectfully submitted,

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