

**Minutes of
Board Meeting of
FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION
Telluride, CO
June 21, 2012,
3:00 P.M. (MDT)**

A board meeting of the Fall Creek Village Homeowners Association was held on June 21, 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**
All board members were present and Mark Murray made a motion to waive notice of the meeting, Lynn Black seconded and motion 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, and Elizabeth (“Lettie”) Kuehn (Lot 6)
4. **Approval of the agenda. Brian Wohl made a motion to approve the agenda. Lynn Black 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.
6. **Old Business:**
 - a. Approval of minutes from 05/03/2012 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. No update is available.
 - b. Review of Lynn Black’s agreement. No agreement available to review.
 - c. Annual disclosures – Revised declarations have been 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. –the HOA is in compliance with CCIOA rules.
 - d. Accounts receivable. One owner, Lettie Kuehn is delinquent by one month in her HOA payment.
 - e. Update on Telluride Gravel and Foley. No updates on Telluride Gravel or Foley – Lynn

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will try to meet again with these contactors.

- f. Letter of engagement for water rights with Mark Hamilton. Brian Wohl made a motion to approve the letter of engagement with Mark Hamilton subject to Erin Johnson's review and approval of the documents. Lynn Black seconded the motion and motion passed unanimously.
8. Other Business and owners comments:
-Mark contacted John Cheroski – Fire department official and requested that he investigate the Fire House pump station. Mark authorized John to enter his property.
9. Next meeting date and place. A board meeting will be held on July 19, 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