

Approved
FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION
Minutes - Board Meeting - Via Zoom
January 26, 2022 at 3:30 PM MDT

1. Call to order: Board members: Mark Murray (Lots 3 & 4), Derek Engebretsen (Lot 6), Lynn Black (Lot 7)
Members: Kyle Alston (Lot 1), Chambers Squier and Loran Nauman (Lot 5) and Jon Prince (Lot 8)
Also in attendance: Erin Johnson, HOA attorney, Judi Balkind, HOA manager, Stan Kiersztyn – Operator for water system
Absent: Jeff and Maria Bleeker, (Lot 2)

Mark Murray called the meeting to order at 3:42 pm
2. Waiver of notice: Mark Murray determines that all board members are present; therefore there is no need to waiver notice of the meeting.
3. Determination of quorum of Board
Majority of Directors (Murray, Engebresten, Black)
Board is 3, Quorum 2
Act of majority of quorum of Directors is an act of the Board
2 votes = act of Board- All 3 board members present so a quorum has been met
4. Approval of the Agenda: Mark Murray requested some changes to the minutes of the last Meeting. Subject to the changes which will be addressed in the minute approval from the last board meeting. **Mark Murray made a motion to approve the agenda. Lynn Black seconded the motion and motion passed unanimously.**
5. Requests to Speak on Agenda Topics
 - a. Advance requests to speak on agenda topics:
 - New Owners, Jeff & Maria Bleecker – Request information on High Speed Internet at Fall Creek – what do the owners use?
 - Mark Murray noted that he uses Brainstorm, Century Link is not accepting new customers at this time. Brainstorm has changed ownership and name.
 - b. Final requests to speak on agenda topics. N/A
6. Old Business:
 - a. Approval of minutes of 5/26/2021 board meeting. Mark Murray had some questions regarding these minutes.
 - b. Mark asked what the PLC is and what the status of approved expenses for it are – Stan Kiersztyn noted it means program logic controller, it's a standalone computer that runs the wastewater plant and that engineers were unable to make it yet. See below.
 - c. He asked about the 5K expense to Mark Hamilton every three years to nail down water rights. Once this is accomplished this expense will stop.
Mark Murray made a motion to approve the 5.26.2021 minutes. The motion was seconded by Lynn Black and passed.
 - d. Review of 2021 Financials. Financials were presented with no further discussion.
 - e. Removal of well shed – Mark Murray noted it's been difficult to get a bid for the removal of the shed containing an abandoned (and reportedly clogged) fire department drafting

line. If the board wants to remove it, Kyle Alston would be happy to help remove it. Mark Murray will confirm with the fire chief that this is not contributing to lower insurance rates. Discussion ensued. Derek Engebresten will ask fire mitigation professionals that he is associated with to do an assessment of the subdivision.

7. New Business:

- a. Finalization of Annual Budget 2022. Per Erin Johnson, there will be another meeting planned as continuation to ratify the budget for 2023.
Stan Kiersztyn noted he would be increasing his monthly fee to \$250.00. He also noted he performed extra work, including but not limited to wastewater permit, well water permit, talking to Bob Franzese and the engineers, and would like to be compensated for the extra work at \$100/hr. for 10 hrs. for 2021.
Judi Balkind, Jarmik Property Management noted her fees would be increasing to \$350/month.

Lynn Black made a motion to pay the increases in Stan Kiersztyn monthly rate ***and the additional work in 2021 and the increase in Jarmik Property Management monthly rate. The increases will be paid from the Operating Reserves. Mark Murray seconded the motion and motion carries.***

- b. Review of Chambers Squier & Wesley Okonzak Building Plans (see attached) Discussion ensued. Chambers noted these are conceptual plans from the architect. ***Derek Engebresten made a motion to continue this meeting on Feb 4th at 3; 30 Mark Murray seconded.*** Erin Johnson has asked that Chambers Squire has information on the power line for the next meeting.
- c. River Trail Road Maintenance –continue to be an HOA expense voted on annually by the members
- d. Update on water well production –Discharge permit has been renewed for 5 years.
- e. Change designation of the well from a monitoring hole to a production well. Stan K noted that this has been stuck in a “Test well status”. He talked to the state and there is no issue, but the state wants to finalize the well and water well permits. Stan K would like to have a point person and assign someone to complete this form. Lynn Black has been working on this issue Mark Hamilton, water attorney from Aspen. Lynn asked if Stan could give her the person that he talked to at the state and she will relay this to Mark Hamilton. Lynn and Stan Kiersztyn will get together to review and complete the application.
- f. Ratification of resolution for Approving Jon Prince’s Fence. ***Mark Murray made a motion to ratify the resolution. Derek Engebresten seconded. And the motion passed unanimously.***
- g. Other:
 - Stan Kiersztyn noted that the Engineers for the PLC 9 (Program Logic Controller) system were not able to meet with him this past year. He has arranged to meet them in April have them perform a full maintenance check on the entire system; check the integrity of the pumps, filtration of waste water, quality of effluent, distribution of media within the system, as well as teach Stan how to operate and make changes to controlling the system. Stan stated the cost to replace the pumps would be tied to the engineers – 2k – 3k/per pump.

- What would a chlorination system cost – Stan K thinks we need more pressurized storage to hold things. Currently have one tank for 6 houses, and he suggests one tank per house or possibly two houses. He'll get prices. Limited space is presently a problem.
- Mark Murray asked Stan K to make a recommendation as to what we need to do now with the system, including the cost of a chlorination system, additional pressurized storage, and costs of pumps. Stan was also asked to determine the remaining useful life of the system when the engineers do their testing.
- Lynn noted that the state had sent notification that we need a certified operator and a collection system operator for the water system. Stan K is trying to work with the state to bypass this requirement as the system is so small that there is nothing for a distribution operator to do here. It's possible that we could get a certified operator to sign off on what's currently happening. There may be a cost associated with this plan. Stan K called the state about this and they haven't called him back.
- Derek Engebresten asked if there is a generator that could be added to the current system for power outages. Stan K will investigate this.

8. Other Business and Owner Comments:

9. Next meeting date and place: February 4th, 3:30 pm as a continuation of this meeting

10. Adjournment. Mark Murray moved to adjourn, Lynn seconded, and meeting was adjourned at 5:02 pm.

Respectfully submitted,

By: *Judith Balkind*
Judith Balkind
Jarmik Property Management, Inc.