

Approved – 6.27.23

FALL CREEK VILLAGE HOMEOWNERS' ASSOCIATION
Minutes – Board Meeting - Via Zoom
March 28, 2023, at 10:00 AM (MDT)

1. Call to order. Mark Murray (Lots 3 & 4), Lynn Black (Lot 7), Jon Prince (Lot 8)
Members: Kyle Alston (Lot 1), and Jeff Bleeker (Lot 2).
Also in attendance: Judi Balkind, HOA manager, Erin Johnson, HOA Attorney
Absent: Chambers Squier and Lorin Naumen (Lot 5) and Derek Engebretson (Lot 6)
Mark called the meeting to order at 10:05 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, 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. Jon Prince seconded, and the motion passed.
5. Review and Approval of the board meetings from January 3, 2023
Mark Murray made a motion to approve the minutes from the board meeting of January 3, 2023, Lynn Black seconded, and the motion passed.
6. New Business:
 - a. Review and approval of the 2023 budget and dues: (Financials sent)
 - The current financials were reviewed, and it was noted that the reserves are being collected and put aside for the septic system as budgeted.
Current financials were reviewed, and it was noted that the reserves equity section on the balance sheet were reflected in accordance to CIIOA rules.
 - b. Road maintenance- new crown/slope and water diversion. Jon Prince noted the road is completely flat and creates a lake and causes erosion. Lynn Black noted it needs to be on the radar. Mark suggested that once the snow is gone, we can get Ground Pounders to look at it give an estimate for the fix, mostly for drainage.
 - c. Construction update:
 - Chambers Squire – Lynn noted it looks like it's dried in -with windows and doors.
 - Kyle Alston – Kyle noted the the county impact fee does not affect properties under 2000 square feet as of March 1, 2023, which he'd been hoping for. They are now finishing up plans to submit to the County.

- d. Dog control. Mark noted a lot of dogs have been running loose. Erin Johnson has added some language for a nuisance call. It was noted there is no leash law in the county. Jon Prince has installed signage around his property.
- e. Erin Johnson points out the following regarding the declarations she has cleaned up to adhere to CCIOA specifications:
 - The amended declarations need to be adopted by all of the members.
 - Design Review Procedures – is new to this HOA, but Erin recommends adopting.
 - Policy #1 conduct of meetings is due to CCIOA.
 - Policy #2 collection of unpaid assessments – is messy but now conforms to CCIOA
 - Policy #5 amendment regarding inspection and copying of association records. Erin feels this has cleaned up a lot of things.
 - NEW Policy #10 Use of Common Elements. Short – designed for condos but we were required to add for conformance to CCIOA.

Mark Murray points out some spelling errors. The group brings up the following for closer scrutiny/discussion in the red lined decs:

- 9.05 on page 21 regarding short term rentals- current suggestion is for no rental less than 3 months.
- Page 8, underground utilities. Some overhead is still existing to Bleecker lot; future installations must be underground.
- Page 10 5.05 d- Erin referred to the statute – it concerns construction defects. An avenue to pursue contractors that mostly applies to condominium/large development construction.
- Page 11- Erin again refers to statute; this is policy #10. Use of common elements. Mostly refers to pool/hot tub/gym facilities and notice of closure. Mark Murray asks for an added provision regarding access to water and septic for this HOA and board approval. Emergency access to remain intact.
- Page 12- Mark Murray asks to remove any reference to landscaping.
- Page 15- Insurance. Lynn Black asks that she and Bleecker need to be required additional insured.
- Page 21- Commercial use. Lynn suggests using county restrictions to define commercial use.
- Page 24- household pets. Clarification of “litters”. No more than 4 ADULT dogs. More definition of chicken (particularly roosters) and bee numbers ... (10?). Lynn suggests defining “livestock” more clearly.
- Also delete voice command from the leash excerpt
- Page 24- site improvements. Height restrictions. Mark Murray asks for the building code definition to be incorporated to clarify.
- Jeff Bleecker notes that the HOA has the ability to foreclose on a property that is six months behind in payment of dues.

The process to enact these changes includes the board members sending their comments out to all members as well as Erin Johnson in anticipation of finalizing the documents in

the June board meeting to adopt in the August annual meeting. Erin Johnson will give an outline of required timelines as some changes can be adopted by the board and others require adoption by all members.

7. Next meeting date and place: June 27, 2023 – 10:00 a.m. MDT

8. Adjournment. Time: Mark Murray moves to adjourn @11:36, Jon Prince seconds, motion passes.

Respectfully submitted,

By: *Judith Balkind*
Jarmik Property Management Inc.
Judi Balkind, Fall Creek HOA