

**Approved
Minutes of
Board Meeting of
FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION
Telluride, CO
October 18, 2012,
4:00 P.M. (MDT)**

A board meeting of the Fall Creek Village Homeowners Association was held on October 18, 2012, at 3:35 p.m. All members attended by telephone.

1. Call to Order:

Mark Murray called the meeting to order at 3:35 p.m. MDT.

2. Motion to Approve/Waive Notice of Meeting

Mark Murray made a motion notice was duly given. 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) and Lynn Black (Lot 5).

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

Absent:

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. No requests.

6. Old Business:

- a. Approval of minutes from 07/26/2012 board meeting. **Mark Murray made a motion to approve the minutes, Lynn Black seconded and motion passed.**

7. New Business.

- a. Review and approval of 2013 budget and dues. **Mark Murray made a motion to approve the 2013 proposed and consider this to be the official budget. Lynn Black seconded the motion and motion passed.**
- b. Update on easements. No update is available.
- c. Review of Lynn Black’s agreement. Erin Johnson noted she is working with Lynn and should have an agreement to review in the near future.
- d. Accounts receivable. One owner, Lettie Kuehn continues to be delinquent in payment of her HOA dues. Discussion ensued – Mark Murray made a motion to prepare an update lien on her property and motion was seconded by Brian Wohl and passed.
- e. Update on Telluride Gravel and Foley. No updates on Telluride Gravel.
- f. Approval and adoption of new rule HB12-1237 owner inspection of HOA emails. The board will review and adopt this policy.
- g. Election of Officers. Mark Murray made a motion to keep the same slate of officers as before. The board appoints the officers the same as served last year. Lynn Black seconded

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the motion and motion passed.

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- 8. Next meeting date and place. A board meeting will be held on December 13, 2012 at 3:00 p.m. MST via teleconference.
- 9. 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