

**Minutes of
Board Meeting of
FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION
Telluride, CO
July 11, 2013,
3:00 P.M. (MDT)**

A board meeting of the Fall Creek Village Homeowners Association was held on July 11, 2013, at 3:00 p.m. All members attended by telephone.

1. Call to Order:

Brian Wohl called the meeting to order at 3:00 p.m. MDT.

2. Motion to Approve/Waive Notice of Meeting

Brian Wohl made a motion notice was duly given. Lynn Black seconded and motion passed. Attendance of all members of the board in attendance therefore notices duly given. Attendance is a waiver of the notice.

3. Roll Call and Determination of Quorum.

Owners Present Via Teleconference: Board members present were Brian Wohl (Lot 1) and Lynn Black (Lot 7) and Lettie Kuehn (Lot 6).

Also present were: Judi Balkind, HOA Manager,

Brian noted 2/3third of the board members were present. Acts of the board meeting will constitute a quorum.

Absent: Mark Murray (Lot 3, 4 & 8),

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 all of the topics.

6. Old Business:

- a. Approval of minutes from 05/16/2013 board meeting. **Lynn had a correction to the minutes, (7. New Business: Item D). She noted the cost wasn't to Foley it was to Telluride Gravel. Brian Wohl made a motion to approve the minutes, with the suggested correction. Lynn Black seconded and motion passed.**

7. New Business.

- a. Update on easements. Erin Johnson noted she is converting all of the easements to leases. A and B are pretty much the same thing with Item B is specific to lot 7. Erin will review the final lease with Lynn, she will send to the other board members and will send to lease to the state (CPED) for their review before it is finalized. Leases for the other two lots will be prepared and reviewed as well. Erin noted she has reviewed the old surveys that Foley did and for purposes of the lease, Erin is comfortable with writing notes on the old survey instead of hiring Foley to add plat notes to them. Lynn would rather save the money as long as it adequately describes the property that is involved.

Lynn Black made a motion to finalize the leases without further board action subject to Lynn's approval and other affected lot owners. Brian Wohl seconded the motion and motion passed.

- b. Review of Lynn Black's agreement. This was addressed above.

- c. Accounts receivable. Erin noted we have been working with the foreclosing lender – Nation star mortgage represented by the law firm, Aaronwitz and Mecklenburg . The Fall Creek Village HOA has received the statutory 6 month's super lien in the amount of \$1,506.00. Lettie's charges go back to April 2012, and following the payment the amount

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outstanding is \$3,714.21, which only includes the assessments and interest but does not include any attorney's fees, filing fees, etc.

- d. Foreclosure on Lettie Keuhn. Erin noted the HOA is proceeded with the foreclosure on Lettie Kuehn's property. It is ready to file, contacted the Ouray County for service. Erin has asked Lettie to verify her address. Lettie stated that Erin had to find the information out on her own. Erin explained to the board we have held off for several months because we thought the lender would foreclose on the property. Once the lender forecloses on the property, then the lender will begin to pay the dues as was the case with Susan Ross's lot. Erin noted the lender has bumped the date for the sale of the property until the middle of August. Erin will finalize the foreclosure and we will be serving the lender and Lettie Kuehn the foreclosure notice.
8. Other Business and Owner comments: Lynn noted that Mark was going to call for locates. It was noted to the members that Mark Murray was adding a garage.
9. Next meeting date and place. A board meeting will be held on Sept 12, 2013 at 3:00 p.m. MDT 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,

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By: Jarmik Property Management, Inc.

Judi Balkind, Fall Creek Village HOA Manager