

Approved

FALL CREEK VILLAGE HOMEOWNERS' ASSOCIATION

Board Meeting

August 30, 2022, at 3:30 PM MDT

Via Zoom

Minutes

1. Call to order: Board members: Mark Murray (Lots 3 & 4), Lynn Black (Lot 7), Jon Prince (Lot 8)
Members: Kyle Alston (Lot 1), Chambers Squier and Lorin Naumen (Lot 5)
Also in attendance: Judi Balkind, HOA manager, Stan Kiersztyn – Operator for water system,
Nicole Cooper of Western Slope Waterworks
Absent: Jeff and Maria Bleeker, (Lot 2)
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- All 3 members present so a quorum has been met
4. Approval of the Agenda
5. Requests to Speak on Agenda Topics
 - a. Advance requests to speak on agenda topics.
6. Old Business:
 - a. Review of YE 2022 Financials – Discuss need for a special assessment to cover operating costs
 - b. Reimbursement to Val Levy and Bob Franzese in the amount of \$1,170.00 for tree removal.
 - ***Lynn Black makes a motion to approve reimbursement of tree removal from the parcel (or easement) of \$1,170.00, seconded by Jonathon Prince, motion passes with Mark Murray abstaining***
7. New Business:
 - a. Review of Proposed 2023 Annual Budget and Dues.
 - Increase in dues- a special assessment now to meet some of the additional expenses incurred in the 2022 budget cycle and possibly an additional adjustment to monthly dues to build reserves after review of estimates for possible upgrades to water/wastewater systems

- ***Lynn Black makes a motion to enact a special assessment of \$1000, due within 30 days of billing, per lot to cover this year's expenses, Mark Murray seconds, passes unanimously.***
- b. Well water update: Presented by Nicole Cooper/ Western Slope Waterworks
 - Water tested and plan built around those results. Depends on what elements need to be removed.
 - Will need a skid (for chemical injection), a tank, and finally filtration
 - Cost of filtration system is estimated at 15-20K without installation
 - Lynn Black to update with Mark Hamilton regarding the well permit
- c. ***Mark Murray makes a motion to assess information regarding water and wastewater upgrades prior to approving the 2023 budget, Lynn Black seconds, passes unanimously***
- d. Other

8. Other Business and Owner Comments

9. Next meeting date and place. September 30th, 2022 10:00 a.m. (MDT)

10. Adjournment. Time: 5:00 p.m.

Respectfully submitted,

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