

**DRAFT**

**FALL CREEK HOMEOWNERS' ASSOCIATION  
SPECIAL MEMBERSHIP MEETING  
January 30<sup>th</sup>, 2024 @ 3:30 P.M. (MST)  
Telluride, CO 81435**

**Minutes**

1. Call to order.

Roll Call: Kyle Alston (Lot 1), Jeff Meeker (Lot 2), Mark Murray (Lot 3 & 4), Chambers Squire (Lot 5), Derek Engebretsen (Lot 6), Jon Prince (Lot 8).

Absent: Lynn Black (Lot 7)

Also in attendance: Judi Balkind, HOA Manager & Erin Johnson, HOA Attorney

2. Waiver of notice

3. Determination of quorum members. *Quorum Met*

4. Review and Approval of Members Meeting Minutes held on August 22, 2023.

*Chambers Squire made a motion to approve the Minutes from August 22, 2023. Derek Engebretsen seconded. All in favor. Motion passes.*

5. Approval of the Agenda

*Jon Prince asked if there was anything up for discussion. Jon Prince made a motion to approve the agenda as presented. Derek Engebretsen seconds and the agenda was approved unanimously.*

5. Unfinished Business

a. Members need to approve Amended Declarations & Amended By-laws.

*Jon Prince made a motion to approve the Amended Declarations. Derek seconded. A vote was taken. All in favor, Motion passes.*

*Jon Prince made a motion to approve the Amended By-laws. Chambers Squire seconded. A vote was taken. All in favor and motion passed unanimously.*

b. Insurance review.

*Chambers Squire noted that we talked to Lynn Black regarding the increase for Lynn's liability insurance. Chambers Squire has reached out to the insurance agent to cover Lynn's request. This will be reviewed at the next Board Members Meeting.*

6. New Business

a. Discussion on Lot 10 (*discussed*)

7. Date for next Members meeting: TBD

8. Adjournment. *Jon Prince made a motion to adjourn the meeting at 4:21 P.M. (MST). Chambers Squire seconded the motion.*

Shamsu Lalani noted to the members he has this lot 10 under contract. He wanted to find out if this lot would be an active part of the HOA. What are the benefits of connecting to the water and sewer septic system. The other question is if this lot was removed from the HOA, what would be required.

Erin Johnson noted that Lot 9 is similarly not an unusable lot. They went through the HOA to get approval. Erin doesn't think it would be feasible to provide water and sewer. If he can get approval from the county to keep him as an inactive lot. To replat this lot, it would need approval from all the owners. This would be at the cost of the owner of Lot 10.

Erin noted there are concerns with hiking trails on this lot. The top of the 3 lots got up to the top of the hill and would lot 10 agree to an easement for access for the other owners.

Erin suggests to the Board, to let Shamsu Lalani move forward with your engineers and feasibility with the HOA's concerns.

Jeff Meeker asked if we as the HOA if we can stop the process. Is it in the best interest of the HOA to allow him to proceed with Lot 10.

Jeff Meeker made a motion that the owners are not inclined to accept Lot 10's request at this time and have Erin Johnson relay to the owner of lot 10. Mark Murray seconded motion.

Jon made a motion to close the Special Board Meeting & Derek Engebretsen seconded and the motion passed. At 4:09.