

APPROVED 03.28.2023

FALL CREEK VILLAGE HOMEOWNERS' ASSOCIATION

Annual Homeowners Association Meeting

August 30, 2022, at 3:30 PM MDT

Via Zoom

Minutes

1. Call to order: Mark Murray called the meeting to order at 4:34 p.m.
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 Members
Members possessing 50% of all votes shall constitute a quorum.
Membership is 8 – quorum is 4
Lynn Black (Lot 7), Kyle Alston (Lot 1), Chambers Squier, Lorin Naumen (Lot 5) and Jon Prince (Lot 8) Mark Murray (Lots 3&4)
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), Derek Engebretsen (Lot 6)
4. Approval of the Agenda
Mark Murray moves to approve the agenda, seconded Lynn Black, passes unanimously.
5. Requests to Speak on Agenda Topics
 - a. Advance requests to speak on agenda topics.
6. Election of Directors. Three directors – terms shall be staggered on a 3-year system
Mark Murray – Two years remaining
Lynn Black – One year remaining
Jon Prince – Three years remaining
Jon Prince was nominated by Mark Murray for an additional 3-year term, seconded by Lynn Black. All in favor, motion passes
7. Old Business:
 - a. Annual Members Meeting minutes of May 26, 2021 – approved at board meeting of Jan 26, 2022.
 - b. Review of YE 2022 Financials – Discuss need for a special assessment to cover operating costs
 - c. Reimbursement to Val Levy and Bob Franzese in the amount of \$1,170.00 for tree removal.
8. New Business:
 - a. Review of Proposed 2023 Annual Budget and Dues.
 - The Board will revisit after reviewing estimates of possible capital improvements (ie. water/wastewater)

- b. River Trail Road Maintenance –continued maintenance reflected in a budget line item
- c. Well water update: covered in board meeting
- d. Update on Chambers Squier home: Lorin reports anticipating being roughed in by mid-November.
- e. Lynn Black suggests investigating an alternative to annual updates to decs and bylaws when new legislation is adopted. Additional language that accepts all future state legislation for Condominium documents. Mark Murray to investigate any resources the Colorado State Bar may offer.
- f. Other

9. Other Business and Owner Comments

10. Next meeting date and place. October 15, 2022

11. Adjournment. Mark Murray moves to adjourn, Lynn Black seconds, all in favor at 4:56 p.m.

Respectfully submitted,

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