

Draft
FALL CREEK VILLAGE HOMEOWNERS' ASSOCIATION
Annual Homeowners Association Meeting
August 22, 2023, at 1:00 PM MDT
Via Zoom
MINUTES

1. Call to order- Mark Murray calls the meeting to order at 1:05 p.m.
2. Waiver of notice- NA
3. Determination of quorum of Members
Members possessing 50% of all votes shall constitute a quorum.
Membership is 8 – quorum is 4
Present: Lynn Black (Lot 7), Mark Murray (Lots 3&4), Jon Prince (Lot 8)
Also in attendance: Judi Balkind, HOA Manager, Erin Johnson HOA Attorney
Absent: Kyle Alston (Lot1), Jeff and Maria Bleeker (Lot 2), Lorin Naumen (Lot 5),
Derek Engebretsen (Lot 6)
4. Approval of the Agenda- ***Mark Murray makes a motion to approve the agenda, Jon Prince seconds, the motion passes unopposed. Note: Erin Johnson requests amendment to item as reflected below***
5. Election of Directors. Three directors – terms shall be staggered on a 3-year system.
Mark Murray – One year remaining.
Lynn Black – Term expired -open seat
Jon Prince – Two years remaining.
Nomination for open Board Director's seat: Lynn Black declines to fill. Lack of attendance led to no nominations at this time. Lynn suggests sending a notice to all homeowners regarding the vacancy. Mark Murray appoints Lynn Black to serve until the next meeting.
6. Old Business:
 - a. Review and approve Special members Meeting minutes of March 28, 2023. ***Mark Murray moves to accept the minutes as written, Jon Prince seconds, the motion carries.***
 - b. Review of YTD 2023 Financials. Judi Balkind reports that the HOA currently has a balance of \$8200 in the operating account and roughly \$20,000 in both reserve funds one of which is being built up for the anticipated new septic system. Discussion was had regarding moving excess operating account funds into a money market account. Judi Balkind will look into opening that account to optimize any interest earning opportunities.
The board reviewed the YTD financials and has accepted them as presented.

- c. Engineering costs to come out and train us on the Oronco (sceptic) system to change the set points for on/off - Stan K working on this. Lynn Black reports that the company spent a full day checking everything and she felt it was money well spent.

7. New Business:

- a. Review of Proposed 2024 Annual Budget and Dues.
 - Remain the same as 2023 including reserve assessments.
- b. River Trail Road Maintenance –continued maintenance - it remains a line item for the 2024. Lynn Black suggests speed bumps for next Spring! Jonathon Prince will look into purchasing three sets of them.
- c. Well water update: Currently paying Excel Energy \$3500 annually. Lynn Black reports that the 5-year review is likely coming up this year or next at which time proof of the HOAs usage (at build out) will need to be presented. From there Mark Hamilton, the water attorney, comes into play. The HOA is going to want to use his advice to protect any water rights held- she suggests someone, even better two or three, with time and energy to stay on top of this! Lynn and Mark will initiate reaching out to Mark Murray to begin this process.
- d. Update on Chambers Squire home. This project is complete!
- e. Adoption of amended declarations and bylaws from Erin Johnson – (see attached documents). As 67% of membership is required for adoption of the declarations, this will have to be tabled before a special membership meeting can be held. The bylaws can be adopted now with 50%, and the board can adopt the policies and design review guidelines in their meeting today.
 - Jon Prince would like cottonwoods added to vegetation removal exceptions (9.10.a.i)
 - Lynn Black (9.06.d) would like to add a 10' limit
 - Lynn Black seeks to clarify “common area usage” rules. Erin Johnson suggests a January special membership meeting for a work session followed by adoption of the amended declarations and hopes that all will review both the red lined and final versions of this document.
Mark Murray makes a motion to approve the bylaws as presented, Jon Prince seconded, motion passe unanimously.
- f. Other

8. Other Business and Owner Comments

9. Next meeting date and place: Special Membership meeting January 9, 2023 at 4:00 p.m. MST via zoom
10. Adjournment. Mark Murray moves to adjourn, Jon Prince seconds, motion carries unopposed.