

Approved 1.30.24

FALL CREEK VILLAGE HOMEOWNERS' ASSOCIATION

Board Meeting - Via Zoom

November 14, 2023, at 3:30 PM (MST)

Minutes

1. Call to order

Owners present: Mark Murray Lots 3 & 4, Jon Prince Lot 8, Lynn Black Lot 7
Derek Engebretsen Lot 6, Chambers Squire Lot 5
Kyle Alston joined the meeting at 4:00 P.M.

Also present: Erin Johson, HOA Attorney & Judi Balkind, HOA Manager

Mark Murray called the meeting to order at 3:30 PM.

2. Waiver of notice

All the current members of the Board were present.

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

4. Approval of the Agenda.

Mark Murray made a motion to approve the agenda as presented. Jon Prince seconded, and the motion passed unanimously.

5. Review and Approval of the board meeting minutes from August 22, 2023.

Jon Prince made a motion to approve the minutes from the August 22, 2023, meeting. Seconded by Mark Murray and passes unanimously.

6. New Business:

- a. Nomination of (1) new board member – (Derek Engebretsen or Chambers Squire)
Mark Murray noted he resigned as of the next meeting.
Jonathan Prince proposed they adopt both nominations with the highest vote getting the 3-year term and the lower vote getting the remainder of Mark Murray's term. **Jonathon Prince made a motion that Chambers Squire will take over the remainder of Mark Murray's term and Derek Engebretsen will take over the 3-year position. Lynn Black seconded, and the motion passed unanimously. Effective at the next meeting in January 2024.**
- b. Erin Johnson: Anticipation of finalizing the documents for adoption in the November meeting.
 - Declaration - discussion to be adopted at a member meeting. Erin noted that all members need to vote on the declarations.

- By-laws – action item to adopt the by-laws. This will be delayed until the next meeting, and we will need 51% of the owners. A website conference is a valid meeting method and anything that is an invasion of privacy is an executive session. Section 3.07 needs to be looked at.
- c. For Fall meeting: Annual contracts, review insurance, winter road maintenance, review of governing documents, reviewing of regular and special assessments, send adopted and ratified budget, and notice of annual assessments.
- d. For Winter meeting: Review financial information and prepare annual disclosures for Quarterly Board Meeting.
 - Chambers to be appointed at the next Board Meeting.
 - Member meeting: Adopt the declaration and bylaws. Member meeting first @ 3:30 P.M January 9th, 2024, and board at 4:00 P.M.
 - Discussion of election of new Officers at next Board Meeting in January
 - Lynn Black stated that the Board needs to read under insurance. Lynn needs to be held harmless + indemnification and additionally insured. Insurance review for the board. Chambers Squier will review the Insurance policy.
- e. Other:
 - Discussion of winter/summer road maintenance & plowing
 - Stank K installation of a chlorination system in the water supply

7. Next meeting date and place: January 9th, 2024 @ 3:30 for a Members Meeting and 4:00 for a Board Meeting.

8. Adjournment. *Mark Murray made a motion to adjourn the meeting at 4:17 PM and Jonathan Prince seconded the motion.*

Respectively Submitted by:

By: Jarmik Property Management
Judi Balkind, HOA Manager