

Draft
FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION
Annual Membership & Budget Meeting
Minutes

Via Conference Call and Office of Jarmik Property Mgmt.
120 South Pine Street, Suite 201, Telluride CO
August 29, 2017 at 3:45 PM MDT

1. Call to order: Mark Murray, President called the meeting to order.
2. Waiver of notice Mark noted notice was sent. Attendance of all members of the board in attendance therefore notices duly given.
3. Determination of quorum of board. Roll Call and Determination of Quorum.
Owners Present in person or via Teleconference: Board members present were Derek Engbresten (Lot 6), Mark Murray (Lot 3, 4 & 8) and Lynn Black (Lot 7).
Also present were: Erin Johnson – attorney and Judi Balkind, HOA Manager.
Mark Murray noted all of the board members were present. Acts of the board meeting constitute a quorum.
4. Approval of the Agenda. **Mark Murray noted to add the “addition of the approval of the minutes to the last meeting.” Lynn seconded and motion passed.**
5. Approval of the minutes to the meeting of August 24, 2016. **Mark Murray made a motion to approve the minutes with the correction of “passes to passed”. Lynn Black seconded and motion passed.**
6. Election of Directors. **Mark Murray proposed the same slate of current directors continue to serve for the next term or as the board modifies. Lynn Black seconded. Mark called for a vote from all of the members.** The vote was taken from the members who approved keeping the same slate: Mark Murray – 3 votes, Lynn Black – 1 vote, Derek Engbresten – 1 vote, Scott Elkins -1 vote. Unanimous vote and the board will remain the same.
7. Old business:
 - a. Review of Year to date 2017 Financials. The board has approved the financials. **Mark Murray made a motion to approve the financials. Derek Engbresten seconded and motion passed.**
 - b. Ground water infiltration – Telluride Gravel – John Long. Mark Murray contacted John Long to obtain a bid for the repairs to the risers. Stan Kierztyn will get in touch with John Long and discuss the scope of work for the repair.

8. New Business
 - a. Election of Directors. (See 6. Above)
 - b. Presentation and Ratification of 2018 Budget. **Mark Murray made a motion to approve the budget as presented. Derek Engebretsen seconded and motion passed.**
 - c. Lot 9 sale – Jeanne & Andrew Loomis – additional Lot 9 to budget. Lynn Black would like to have a board discussion on what expenses should be charged to them. Erin Johnson noted they should bring plans to us that there is a developable lot and proceed with this. The members requested the funds be returned to Jeanne & Andrew Loomis.
 - d. Liljenwals – Purchase of property just to the east of Lot 5 .They'd like to talk to us about buying into the septic and maybe water. Mark Murray noted these owners long term build on this lot. They asked if they could tap into the HOA's septic. Mark noted they would need to hire an engineer and pay a portion of expenses the HOA incurred when the septic system was installed.
9. Other Business and Owner Comments: None
10. Next meeting date and place: August 1, 2018 (tentative)
11. Adjournment. Time: Mark Murray moved to adjourn at 4:45 P.M.

Respectfully submitted,

By: Jarmik Property Management, Inc.
Judi Balkind, HOA Manager