

Approved March 28, 2023

FALL CREEK VILLAGE HOMEOWNERS' ASSOCIATION
Special Homeowners Association Meeting
January 3, 2023, at 4:00 PM MDT
Via Zoom

MINUTES

1. Call to order: Mark Murray (Lots 3 & 4), Lynn Black (Lot 7), Jon Prince (Lot 8)
Members: Kyle Alston (Lot 1), and Derek Engebretson (Lot 6)
Also in attendance: Judi Balkind, HOA manager, Erin Johnson, HOA Attorney
Absent: Jeff and Maria Bleeker, (Lot 2) Chambers Squier and Lorin Naumen (Lot 5)
Mark called the meeting to order at 4:01 PM
2. Waiver of notice:
Mark Murray determines that 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
4. Approval of the Agenda.
Mark Murray made a motion to approve the agenda with the addition of the dog and speeding issues. Jon Prince seconded, and motion passed.
5. Requests to Speak on Agenda Topics
 - a. Advance requests to speak on agenda topics. N/A
6. Election of Directors. N/A
6. Old Business:
 - a. Annual Members Meeting minutes of August 30, 2022. Mark Murray suggests revisiting the minutes of the August 30, 2022, at the March 28, 2023, meeting.
 - b. Review of 2022 Financials The 2022 reflected an income of \$1,502. There was a special assessment of \$1000/lot approved at the August meeting to cover the costs of expenses incurred and not budgeted. ***Mark Murray moved to approve the financials as presented. Kyle Alston seconded, and motion passed.***
 - c. IRS: Ruling 70-604 on Excess Funds
Mark Murray made a motion that the excess of membership income of \$1502.00 of membership expenses for the year ended December 31, 2022, shall be applied against the subsequent tax year member assessments as provided by Internal Revenue Service Revenue Ruling 70-604. Jon Prince seconded: Motion carried.

Mark Murray made a motion that any amounts collected by or paid to the Association for major repairs or replacement, or remaining in the Replacement Reserve, at the end of the year ended December 31, 2022, in excess of the amounts originally scheduled for Replacement Reserves, shall be set aside for future major repairs and replacement, and allocated to water and sewer improvements as provided by the guidelines established by the Internal Revenue Service Section 118 and Revenue Ruling 75-370 and 75-371. Lynn Black seconded the motion. Motion carried.

7. New Business:

a. Review of 2023 Annual Budget and Dues.

- Increase in dues.
- 5% Reserve Assessment for the general common elements
- Capital reserve assessment for new septic system

b. Update on Chambers Squire home: Wall panels arrived today.

c. State has granted an exemption of the operator requirement for water systems
due to size of the system.

8. Other Business and Owner Comments:

a. Discussion on loose dogs. Mark Murray noted there are dogs running around the neighborhood, to the point of chasing him into his garage. Jon Prince noted his son was bit on the back of his leg while running on the lane. Lynn Black notes that the county doesn't have any code enforcement for dog issues. Jon Prince volunteered to order signs from Amazon and will put them up. Mark Murray will investigate signs for speeding as well. Erin Johnson states that sign purchases will be reimbursed.

9. Next meeting date: March 28, 2023, which will include an owners meeting.

10. Adjournment. Mark Murray moves to adjourn, motion seconded by Lynn Black and meeting was adjourned.

Respectfully submitted,

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