

Draft

**FALL CREEK VILLAGE HOMEOWNERS ASSOCIATION**  
**Minutes to Board Meeting - Via Conference Call**  
Wednesday, May 26, 2021 at 3:30 PM MDT

1. Call to order. *Mark Murray called the meeting to order at 3:45 pm*
2. Waiver of notice – All board members were in attendance so, no waiver is needed.
3. Determination of quorum of Board  
Majority of Directors (Murray, Engebresten, Black)  
**Board is 3, Quorum 2**  
Act of majority of quorum of Directors is an act of the Board  
2 votes = act of Board – All 3 board members present so a quorum has been met
4. Approval of the Agenda. *Mark Murray made a motion to approve the agenda, Lynn Black seconded and motion passed unanimously.*
5. Requests to Speak on Agenda Topics
  - a. Advance requests to speak on agenda topics. Stan Kiersztyn was asked to speak at the meeting. Stan Kiersztyn noted the waste water plan is 10 years old and he was not involved in the original installation so he wasn't trained on the system. Stan Kiersztyn would like to know how to check the check points on the system and learn to communicate with the system. Stan Kiersztyn requested a bid from SCG Enterprises for consulting services on this system to learn how to communicate with the PLC. . The estimate was \$975.  
*Mark Murray made a motion to approve this expense. Derek Engebresten seconded the motion and motion passed unanimously.*
  - b. Final requests to speak on agenda topics. None
6. Old Business:
  - a. Approval of minutes of 9/25/2019 board meeting. Mark Murray made a motion to approve the minutes as presented. *Derek Engebresten seconded the motion and motion passed unanimously.*
  - b. Review of 2019 Financials – well water pump was added to the thus the increase in costs. *Mark Murray made motion to approve the 2019 financials. Derek Engebresten seconded and motion passed unanimously.*
  - c. Review of 2020 Financials - Mark Murray made a motion to approve the 2020 Financials. The motion was seconded by Derek Engebresten and passed unanimously.
7. New Business:
  - a. Finalization of Annual Budget 2021. A meeting within one month to review information obtained from Stan Kiersztyn on the system to

determine what needs to be replaced when and the cost. The HOA needs to Budget 5K for Mark Hamilton every 3 years.

- b. Robert McAllister – This Lot was sold to Chris Hazen and Chris has no need for future water rights
- c. Jeanne and Andy Loomis’s Home – Completed
- d. River Trail Road Maintenance –This will continue to be an HOA expense and will be voted on an annual basis.
- e. Update on water well production – (see Stan Kiersztyn)
- f. Removal of well shed – Mark Murray checked with the Fire Marshall John Cheroskie regarding the well shed. It was reported that there is nothing in the shed; the pipe is clogged and non-functional. The shed is serving no purpose – Mark Murray will get a bid to remove the shed.
- g. Other. Stan Kiersztyn noted there has been infiltration in the system. We are getting infiltration from the influent line in the system. Stan Kiersztyn thinks the pump is running 24 hours/day. Lynn Black will check the system at night instead of the morning. The state wants Stan Kiersztyn to give them the usage numbers. The water coming into the system is clean, and he thinks it may be leaks on the water side. Stan Kiersztyn talked to Pat Drew who works on distribution systems and suggested we contact him for a consultation.
- h. Stan Kiersztyn stated that most people chlorinate their drinking water. He suggested that the HOA look into a system. Stan Kiersztyn will look into a chlorination system.

8. Other Business and Owner Comments : None

9. Next meeting date and place: TBD

10. Adjournment. Time: Mark Murray made a motion to adjourn the meeting. Motion was seconded by Derek Engebretsen.

Respectfully submitted,

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