

**FALLS CREEK RANCH ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING**

A special meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on April 23, 2020 via ZOOM meeting.

1. CALL TO ORDER/ROLL CALL

President Paulette Church called the meeting to order at 6:04 p.m.

Board Members Present: Paulette Church, Susan Morton, Terry Greiner, Joan Heil, Les Lynch

Community Members Present: Mary Ann Bryant, Barry Bryant, Mark Smith, Barb Belanger, Paula Mills, Mark Walsh, Brigid Walsh, Eb Redford, Doug Parmentier, Sara Carver, Jim Grizzard, Jenny Holmen, Diane Brady, Robin Southworth, Mindy Ager, and Jim McCarthy (FCR Main)

2. APPROVAL OF AGENDA/CONFLICTS OF INTEREST

The agenda for the April 23, 2020 meeting was unanimously approved.

The Board Members present were surveyed for conflicts of interest and none were found.

3. OLD BUSINESS

Community Garden and Orchard Proposals

Sara Carver summarized the Community Garden Proposal that had previously been presented at the prior Board Meeting. The only real change that had occurred from the previous presentation is that there will be no cost to FCRA but the garden will be self-funded. Sara indicated that the committee has about one-half the money needed pledged so far.

Jim Grizzard summarized the Community Orchard Proposal that had previously been presented at the prior Board Meeting. Jim showed live photos of fruit trees. Jim indicated that the goal is to keep this orchard simple and attractive. Paulette asked how many trees and Jim indicated that 24 trees with a variety of fruit. There was some discussion about fencing centering around whether electric fencing can be allowed on the ranch due to the Valley Fire in 2002. This issue should be further researched since the current rule is in the horse committee lease for the area around the horse corrals, etc., but not clear as to whether this applies to the whole ranch or not.

Most of the discussion centered around whether our Protective Covenants required us to have a membership vote in order to change the nature of the common property being requested in this

endeavor. Some present at the meeting felt that a membership vote is not needed while others felt that our Protective Covenants require a membership vote in order to change the nature of the common property to accommodate these requests. The requirement for approval for this change will require 67% of the membership. Many emphasized how important our Protective Covenants are and how, as a community, we should strive to follow them.

After much continued discussion, Susan Morton moved that the Board approve the request for the Community Garden Proposal and that the Board hold a membership vote to change the nature of the requested common property. Joan Heil seconded the motion and all Board members approved.

Joan Heil made a motion to move forward with the Community Orchard proposal and that the Board hold a membership vote to change the nature of the requested common property. Terry Greiner seconded the motion and all Board members approved.

The Board agreed to combining the projects with this wording for the resolution to be voted on by membership: "The Board recommends approval of the Community Garden and Community Orchard projects on Falls Creek Ranch Common Property adjacent to the Slash Pile."

Sara Carver volunteered the committee to assist with phone calls, if needed. Barbara Belanger also volunteered to help with phone calls and Eb Redford recommended that Constant Contact is used in this effort to help organize the responses.

Aeration for Lake Proposal

Mark Smith spoke to the aeration for the lake proposal and since the proposal was presented at the last meeting and already sent to the members, he asked for any questions. Mark emphasized that no dye would be put in the lake and the bubblers would be used to re-oxygenate the water. There will be some mothball-sized elements sunk to the bottom of the lake and these are the microbes that will be used to eat the muck on the bottom.

There was some discussion regarding the budget since this is an expense that was not budgeted for. Paulette indicated that after polling committee chairs about their budgets spent year-to-date and anticipated, that there looks to be money left over in the budget and that we certainly have adequate cash for this. Everyone agreed that this will be an operating expense and after implemented, may become a capital item.

Susan Morton made a motion to approve the project to move forward on aeration for the lake and Joan Heil seconded and all the Board approved.

4. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the meeting at 7:10 p.m.

5. EXECUTIVE SESSION

The Board then met in Executive Session governed by Section 3.14 in the Bylaws – Paragraph (a) (v) any matter the disclosure of which would constitute an unwarranted invasion of individual privacy – summary of the issue: to discuss potential board members for the 2 openings for the next year.

The Executive Session ended at 7:30 p.m.

This document constitutes a true and correct copy of the minutes of April 23, 2020, Falls Creek Ranch Special Board of Directors meeting.

Respectfully submitted,

Susan Morton, Secretary, April 28, 2020