

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

A transition meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on July 29, 2020 via ZOOM meeting.

1. CALL TO ORDER/ROLL CALL

President Paulette Church called the meeting to order at 6:02 p.m.

Board Members Present: Paulette Church, Susan Morton, Terry Greiner, Les Lynch, Joan Heil
New Board Members: James Glover, Elaine Ehlers

Community Members Present: Barb Belanger, Eb Redford

2. APPROVAL OF AGENDA/CONFLICTS OF INTEREST

The agenda for the July 29, 2020 meeting was unanimously approved with the addition of review of new requested lake rules and discussion of swinging rope at the lake.

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

3. APPROVAL OF PREVIOUS MINUTES

The Minutes for the June 8, 2020 minutes were unanimously approved.

4. INSTALLATION OF NEW BOARD MEMBERS

President Paulette Church thanked outgoing members Susan Morton and Joan Heil for their service. Paulette indicated that new members Elaine Ehlers and James Glover will each serve 3-year terms.

There was some discussion of new roles for the Board Members this year with the following decision:

- Paulette Church – President
- Terry Greiner – Vice President
- Les Lynch – Treasurer
- Elaine Ehlers – Secretary
- James Glover – At Large

There was quite a bit of discussion about how to handle the Secretary's role since much is expected of that position. Decisions made include:

- Terry Greiner – member communications
- Elaine Ehlers – board minutes/agenda
- James Glover – annual meeting planning (with Joan Heil continuing in her role as Social Chairman to help with this)

A motion was made and seconded to approve the new Board of Directors and their roles.

4. NEW BUSINESS

New Lake Rules – Barb Belanger

Barb Belanger presented 3 new lake rules that the Committee would like the Board to approve:

1. Implement a barbless hooks policy
2. Designate specific fishing areas and limits
3. No motors of any type on the lake

The most discussion centered around #3, no motors of any type on the lake. Those present agreed that there is too much risk and danger to have motors on the lake due to swimmers, children, dogs, etc. Paulette indicated that 30 days after the new rules are posted to the membership, the Board can approve at the following meeting after reviewing feedback/comments.

There was a motion and a second to approve the changes to the lake rules pending member feedback and a final action by the Board.

Removal of Lake Swing – Paulette Church

There was some discussion about a rope swing that residents had put on a tree on the lake and the potential danger and liability for the ranch for allowing such a rope swing. Apparently, the rope swing gets taken down and then someone will put it back up again. Some present complained about the Board regulating residents' behavior. Others strongly believe it is a safety issue with potential liability.

RESIDENTS USE OF SOLAR PANELS

There was a brief discussion about a resident's use of solar panels and Paulette Church indicated that this will be communicated in full at the August Board meeting. Paulette emphasized that, as a Board, we need to support our committees. The resident has a deadline of August 15, 2020 to provide requested documents and fines are being considered.

5. NEXT MEETING

There was some discussion about date/time for future meetings and all agreed that the 4th Wednesday of the month at 6:00 p.m. will work best. The next meeting will be at 6:00 p.m. on August 26, 2020 (Wednesday) for a regular Board meeting and will be another ZOOM meeting (unless things change). All members are welcome to attend.

6. ADJOURNMENT

The Board, by motion duly made, seconded, and unanimously approved, adjourned the meeting at 7:06 p.m.

This document constitutes a true and correct copy of the minutes of the July 29, 2020, Falls Creek Ranch Board of Directors transition meeting.

Respectfully submitted,

Susan Morton, Secretary, July 31, 2020

Summary of Action Items by Person:

Mary Ann Bryant:

Previous tasks still pending:

- 1) develop a formal records retention policy and bring to the BOD in the future for review (status: working on)

Paulette Church:

- 1) talk with attorney regarding liabilities at the lake
- 2) consider safety/risk signage at the lake
- 3) draft a memo to residents regarding the new lake rules

Previous tasks still pending:

- 1) put suggestion for using personal trash compactors by residents to prevent fullness at dumpsters in "Newsy Notes"
- 2) draft a "drone" policy for FCR
- 3) compose an email to be distributed to the membership for the FireWise Day (status: working on)
- 4) follow up on re-scheduling of Outdoor Woodburning Fire Town Hall when conditions are right (status: working on)
- 5) continue to pursue the Open House for Realtors idea with a potential date to be in the future
- 6) review new HOA/CCIOA rules information provided by Mary Ann Bryant

Elaine Ehlers:

- 1) put final lake rules approval on a future Board meeting agenda (no earlier than 30 days past 7/29/20)
- 2) put resident's use of solar panels on the August Board meeting agenda

James Glover:

Previous tasks still pending:

- 1) Bring proposal to the Board re: future use of tennis courts

Joan Heil:

- 1) speak with our insurers about FCR liability for lake activities

Terry Greiner:

Previous tasks still pending:

- 1) re-visit the use of various types of vehicles on the Ranch with a review of Covenant 24
- 2) review new HOA/CCIOA rules information provided by Mary Ann Bryant

Ed Kileen:

Previous tasks still pending:

- 1) further develop motorcycle storage/use to bring to the Board later in 2020

Les Lynch:

Previous tasks still pending:

- 1) review income tax filing in December (status: Robin and Les are reviewing)
- 2) for December, present/review income tax filing with the BOD and submit the income tax filing (status: Robin and Les are reviewing)
- 3) have bookkeepers add new line items to financials for grant funding activity
- 4) locate tax records for past 4 years and get to Mary Ann Bryant for records storage
- 5) review new HOA/CCIOA rules information provided by Mary Ann Bryant

Eb Redford:

Previous Tasks Still Pending:

- 1) work in needs for solar panels at the mailboxes as he looks at proposals for the water treatment buildings (in coordination with Phil Boroff)

Jackie Zimmat:

Previous Tasks Still Pending:

- 1) Develop informal rules and guidelines for the private FCR FaceBook group and post
- 2) Pull together the FCRA Website Re-Design Committee and begin work