

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

A regular meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on February 27, 2018 at the home of Susan Morton. Present were President, Jim McCarthy; Vice President, Mike McQuinn (by phone); Treasurer, Robin Lucie; Member at Large, Peggy Yotti Lynch; and Secretary, Susan Morton. Also present were: Mike Hicks and Phil Boroff.

1. APPROVAL OF MINUTES

A motion, duly made to approve the minutes of the January 10, 2018 Board of Directors meeting, was seconded and unanimously approved.

2. APPROVAL OF AGENDA

The agenda, with the addition of La Plata County Planning Commission – Junction Creek Plan to New Business; Update on Easements from Mike Hicks to Old Business, was unanimously approved.

3. LIAISON/SUPERVISOR REPORT

The Operator's Log was emailed from Mike McQuinn and is summarized as follows:

During January and February, the following tasks were performed:

- † Collected monthly bacterial water samples and delivered to San Juan Basin Health.
- † Performed maintenance on FCR Main with the assistance of Bonds Construction.
- † Began operations of the water system using the SCADA system due to Eb Redford's accident.
- † In early January, water system pump failures were analyzed and repaired. It is recommended that FCR consider replacing the upper pump as preventive maintenance.
- † In the month of January, the meter reading device ceased to function. Meters were read manually.
- † In the later part of January, we began monitoring the south end of the meadow near Meadow Ridge Trail due to water puddling.
- † During the month of February, water meters were read.
- † Completed end of the year compilations and filed. Water license has expired and is in the process of being renewed for Ray Smith.
- † Graded FCR Main with the assistance of Bonds Construction using their water truck and roller.
- † Met with Mike and Ed to start formulating this year's road maintenance program.

- † The recently purchased Dodge truck was used to plow several storms and proved to be more efficient.
- † Next month plans are to complete renewal of water license and complete CCRs as well as investigate the lower water system for leaks and repair as needed.

4. TREASURER'S REPORT

Robin indicated that the budget is tracking well year-to-date and that cash is good. She stated that we are over in equipment rentals due to road and equipment repairs. Worker's Compensation is over budget due to the extra people that we had working this Summer. Robin provided updated information regarding the assessments and noted that there are 5 outstanding assessments at the end of February.

5. COMMITTEE REPORTS

FireWise Ambassador - Paulette Church submitted the following report via email:

- **National FireWise USA Certificate of Renewal:**

I completed the application for a certificate of good standing for 2018, and it was approved and issued on January 31, 2018. I will have copies on hand and submit it to be posted on the FireWise page of FCR website for easy downloading. The cover letter notes: "An important overall component is the need for neighbors to work collaboratively, as adjacent properties have a significant influence on the ignition potential to other homes during a wildfire." FireWise USA is a program of the National Fire Protection Association (NFPA).

- **National Wildfire Preparedness Day Grant Submitted:**

Since we are a FireWise USA community, we were eligible to apply for a \$500 grant from NFPA and State Farm Insurance to fund an FireWise event on Saturday, May 5, 2018. In collaboration with the Common Property Committee and with support from FCR HOA Board Members, our focus this year will be on a practice evacuation down our emergency evacuation alternative route off Mason Cabin Road. We will have an educational meeting from 9 to 10:30 and then in collaboration with Durango Fire, La Plata County Sheriff, La Plata County Emergency Management, FireWise of SW Colorado, Whispering Pines Bible Camp, and our neighbors on Red Ridge Road, we will form car pools to drive the route. Afterwards, we will be briefed regarding the drill by our partners during our traditional potluck in the Firehouse or at the picnic grounds. The grant will fund the purchase of 750 paper bags for the unusually high volume of pine needles, a porta-potty along with brats and beverages for the potluck. Common Property and the Chainsaw Gang will clear any major logs or rocks from the rough roads during April.

- **Colorado State Forest Service Grants:**

We did not receive either of the Falls Creek Ranch Healthy Forest Restoration or the Falls Creek Ranch Fuels Loader grants for which we applied. When the Colorado legislature combined the CSFS and DNR grant programs, funding was cut in half. I can't find a list of award winners but do know that FireWise of SW CO received a small community grant for \$40,000 for four neighborhoods but did not get their larger \$118,000 grant request for areawide projects.

- **Setting 2018 Priorities:**

In collaboration with the Common Property Committee, we will be setting priorities for this Spring and Summer. When these are identified, I will try to pursue other funding opportunities to supplement our HOA funds and support our volunteers.

Architectural Control – 5 currently open projects; 2 pending for Spring

Beautification/Entrance – No report

Common Property - No report – see New Business section

Lake and Dam – No report

Horses – No new business

Lake Recreation and Beach – No report

Road – The following report was submitted by Ed Kileen via e-mail:

In the month of January, we experienced warm weather with very little precipitation. We completed yet another road maintenance application (water, grading and rolling) since the road has not frozen completely and was still breaking down.

We are going to be meeting soon with Mike McQuinn and Ray to discuss the roads and the much-needed work on them this year. Like we reported to the BOD last fall, there is more substantial work needed to be done in 2018 than previous years so we will be meeting to define a scope of work and have qualified road contractors bid on the work. Once we see where the numbers come in, we can decide if we will do all the work at once or split it into different phases. We will explore all options with regard to the surface of our roads so we can make an informed decision.

Our plan is to have something to present to the board by March/April of 2018.

Mike McQuinn reported that he had heard great feedback regarding the January road work and encourages residents to provide feedback for special needs, especially during the Winter. Mike

also stated that the newly purchased truck is working out very well. Jim McCarthy thanked Mike and Ed for all their efforts regarding the roads.

Utilities – There was some discussion by the Board about the water system leaks and the plan to locate and repair. Areas impacted include Meadow Ridge Trail, Deer Trail, Mason Cabin, and one residence on Falls Creek Main. Mike McQuinn emphasized that we should look at the bigger picture for the future of our water system.

Robin asked if Ray will continue to do manual readings of the meters and Mike McQuinn responded that the plan is for one more manual reading.

Mike Hicks reported that one of the Animas Water easements has been completed and recorded while the second one is still in process.

Mike also discussed that CNR has indicated that due to low moisture this Winter, we may have a very dry Summer and the fire danger may be high. Mike indicated that there may be some future discussions with Ed Zink about water calls.

6. OLD BUSINESS

Scarpino Lot Transfer Request – Jim McCarthy stated that he had met with Joe Scarpino after last month's Board Meeting to discuss what Mr. Scarpino might do next. Robin asked about the legal bill for the meeting that Mike McQuinn and Jim McCarthy had with counsel and if Mr. Scarpino would be billed for this. Jim and Mike agreed that this is a Board expense because the meeting's purpose was for a legal opinion regarding how the Scarpino's request fit into our Covenants. Any other legal action, if needed, would be at the Scarpino's expense.

7. NEW BUSINESS

Forest Restoration - Phil Boroff spent some time discussing the upcoming season and how the lack of water this Winter may impact our fire danger. Phil indicated that Common Property's position is that we do more regarding forest restoration and making it safer for all of us.

There was some discussion about a logging firm working with us to move some of the logs away. Jim McCarthy asked about plans for slash and Phil responded that slash will be chipped and put back into the forest by us. Phil is working on logistics and dollars for the plan and will report back to the Board.

There was quite a bit of discussion about making sure that the residents that will be most impacted by a ramped-up forest restoration (mainly those North of Holman's and right along Main) understand what will be happening when and give them an opportunity to tag trees that they want to keep. It was agreed how important it is to talk personally to the people affected.

All present agreed that forest restoration/fire mitigation is always important but especially so this next season.

Robin asked Phil to keep her apprised of dollar figures required.

Junction Creek District Plan Update – Jim McCarthy brought up the email Board Members received about the Junction Creek District Plan Update and asked if we should be represented. The group agreed that it is not necessary at this time to go to this preliminary meeting.

8. NEXT MEETING

The next Board of Directors meeting will be held on Monday, April 9 at the home of Robin Lucie at 6:30 p.m.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the meeting at 7:49 p.m. The Board remained for Executive Session while Phil Boroff and Mike Hicks left the meeting.

10. EXECUTIVE SESSION

The Executive session was held as allowed under Governance Policies - Notice and Conduct of Board Meetings - Section 3.14 (a)(v) any matter the disclosure of which would constitute an unwarranted invasion of individual privacy.

Two matters discussed, in summary, included:

- A resident's request regarding a water bill
- Board member succession planning

The Executive Session adjourned at approximately 8:45 p.m.

This document constitutes a true and correct copy of the minutes of the Board of Directors Meeting of the Falls Creeks Ranch Association, Inc.

Respectfully submitted,

Susan Morton
Secretary
March 12, 2018

