

January 11, 1995

Minutes of the November Meeting of the Board of Directors Falls Creek Ranch Association, Inc
The meeting was called to order by Jack Irby at 3:10 P.M.

Present were:

Marge Rebovich - President Jack Irby - Vice President Jill Camp - Secretary Clif Buchfink - Liaison
Steve Gillis - Treasurer Ken Marshall Steve WoolvertonThe Martin Agency

Minutes - Minutes of the previous meeting were approved.

Treasurers Report - Steve Gillis reported that we are on budget overall. The fire truck fund has a total of \$8,000.00 in pledges and contributions. Treasurers report was approved.

Liaison Report - Clif Buchfink reported on Gary's assigned projects:

- * plowed roads
- * cleaning and inventory of shop equipment
- * maintenance on the International Truck

Gary is looking into the price and availability of a used sander that could be attached to the truck so we can sand the roads. He is also checking into a used tractor for mowing to control the weeds.

John Ritchey and Howard Morris will give Clif a list of road and utilities projects for Gary so they can be coordinated with regard to Gary's time.

Steve Woolverton, of The Martin Agency, arrived and presented his quote for insurance for the Association. He presented a summary of the current coverage and reviewed it with us. He then offered his insurance proposal. His proposal included liability coverage for the lake and the dam. These two items had not been covered in the past. The annual premium would be \$6,850.00. There are several areas we need to look at for changes, such as replacement cost for the caretakers house should it be destroyed, the amount of contents coverage for tools in the storage building, officers and directors coverage, and a review of the various vehicles.

It was unanimously decided that we would accept the proposal from the Martin Agency and within the next couple of months review the areas of concern to ensure we have the coverage we need. We will also have The Martin Agency handle our Workers Compensation Policy.

Committee Reports

Architectural - no report

Common Property - no report

Road - no report

Security - no report

Utilities - They have found a home for the old water tank and it should be removed in the spring. A special thank you for all the many hours of work by the utilities committee, especially Ray Turner and Howard Morris.

Kudos also for the Hogan's - your patience, co-operation, and support throughout the installation of the water tank is greatly appreciated. Use of Hogan's driveway may have saved the Ranch approximately \$10,000.00 this summer.

Old Business

Secondary structure on lot 89 - After three months without response to Board request for a written plan of correction this matter has been referred to legal counsel.

Horses at the Ranch House - The Common Property Committee will meet this month to review issue.

New Business

Speeding - During December the Board President had received a written letter of complaint describing speeding involving a tenant. Action was deferred until after the Holidays. At this meeting the Board received an additional complaint. The resident was asked to submit a formal letter of complaint. August 5, 1994 this tenant had received a letter of notification that further speeding violations would result in termination of the lease. The Board voted unanimously to request the Property Manager proceed with termination of this lease.

Committees will be asked to submit their budget by the March meeting.

The next regular board meeting will be at 3:00 P.M. on February 8, 1995 in the Board Room of the First National Bank of Durango.

The meeting adjourned at 4:50 P.M. Respectfully submitted, Jill Camp

February 8, 1995

Minutes of the November Meeting of the Board of Directors Falls Creek Ranch Association, Inc

The meeting was called to order by Marge Rebovich at 3:04 P.M.

Present were: Marge Rebovich - President Jack Irby - Vice President Jill Camp - Secretary Clif Buchfink - Liaison Steve Gillis - Treasurer Ken Marshall - Alan Clay, Chief of Animas Fire District

Minutes - Minutes of the previous meeting were approved.

Treasurers Report - Steve Gillis reviewed the expenses for the month of January. He also presented a detailed accounting of all the expenses in 1994 for the Utilities Committee. The Treasurer's report was approved.

Liaison Report projects: Clif Buchfink reported on Gary's assigned projects.

* filled potholes

* repair culverts

* inventory of parts in the equipment shed

* worked on the farm house -painted

Gary found and purchased a road sander in Grand Junction for \$350.00. It was installed and is now operational. Gary is currently searching for an affordable tractor suitable for mowing.

Clif was asked to address Gary's vacation time and ensure it fits the scheduled roadwork.

Utilities Committee - Water tanks will be locked in the future.

Common Property Committee - Ken Marshall said the committee prefers mowing the weeds in the future instead of spraying. In the future they will be requesting funds to cover the cost of a good used tractor, a brush hog, and chemicals for beetles and limited spraying. Steve commented that there were several thousand dollars budgeted already for the Common Property Committee that hadn't been used.

The Committee met in January and voted to approve the horses at the Ranch House as a condition of employment for Gary.

Road Committee - no report

Security - Many hours were spent by Frank Farrell with a recent auto accident. A vehicle went over the hill near the stop sign. Luckily no one was hurt and a tree stopped the car from going all the way down the hill to the lake.

Alan Clay, Chief of Animas Fire District arrived to give us an update on the progress of the Foam Truck. The Colorado State Forest Service has offered to build the Foam Truck but due to their schedule this spring they won't be able to start until June. They anticipate it should be ready in the fall. That will mean we won't have the use of the truck until after the fire season. Alan is still looking for a chassis for the truck. The Colorado state Forest Service has offered

to retrofit a truck, which is currently in use. Alan is hoping to get commitment from them to get the Falls Creek truck done first. He will keep us updated.

Old Business

Several homeowners pledged money for the foam truck in the initial questionnaire but didn't commit to an amount in the final request. Jill will follow-up with these people to see if they will be able to contribute to the truck.

The property manager for one of the tenant properties at lot #14 was not cooperative regarding the tenant speeding on the Ranch. The manager felt the property owner would not support the termination of the lease. The property owner and Jack Irby discussed the issues. The property owner stated he was not aware of all the facts and would get back to Jack with a recommended course of action.

New Business

Animal control - a written complaint was received regarding the dogs on lot 89. The report will be forwarded to the County Animal Control Officer since this is not the first report received.

Phone extension - at the equipment shed for emergency calls only. Ken volunteered to check into the cost of adding an extension to the ranch house for a phone that would access 911 only.

Reviewed the application for Officers and Directors insurance coverage. We will submit the application to see what the cost would be.

The next regular board meeting will be on March 8, 1995 in Jack Irby's office at the First National Bank of Durango. The meeting adjourned at 4:47 P.M. Respectfully submitted, Jill Camp

March 2, 1995

FAILS CREEK COVENANT REVIEW COMMITTEE

c/o Sara Lupton

104 High Ridge Road

Falls Creek Ranch

Durango, Colorado 81301

Dear Falls Creek Lot Owner:

The Board has appointed a committee consisting of Sara Lupton, Marybel Patrick, Gary Ruggera, M.D, Peter Glick, Kaki Bauer and the undersigned to survey the membership, assess the need for covenant amendments, and to make proposals to the Board for possible discussion and passage at the annual meeting scheduled for July

This committee has now met on one occasion and agreed to conduct a survey of each lot owner. Our membership, and to some extent the Board, have previously identified water usage, traffic behavior, rental compliance and enforcement procedure as four things we need to review.

The enclosed survey which is accompanied by a self-addressed stamped envelope is designed to obtain your thoughts, as lot owner, regarding the enforcement of the covenants

Ultimately, the covenants involve the way that we treat our land and each other. Our covenants are devised to ensure the development of the Property is carried in such a manner as to retain its "natural state." There are also certain provisions basically within paragraphs 11 through 26 which govern the behavior of the persons who are on the Property.

Please take a couple minutes to review the enclosed copy of the covenants and the survey and please return them to us by March 15, 1995

Please feel free to contact any member of this committee should you have additional information you wish to have us consider.

Thank you.

Sincerely yours, Michael McLachlan
MEM/par Enclosures

March 15, 1995

Minutes of the March Meeting of the Board of Directors Falls Creek Ranch Association. Inc

The meeting was called to order by Marge Rebovich at 3:02 P.M.

Present were: Marge Rebovich - President, Jack Irby - Vice President, Jill Camp - Secretary, Clif Buchfink - Liaison,

Steve Gillis - Treasurer, Ken Marshall, Howard Morris, John Ritchey

Minutes - Addition to last month's minutes: We discussed the possibility of adding ultra sonic rodent control devices at the pump houses. The minutes were approved.

Treasurers Report - Steve Gillis reviewed the expenses for the month of January. More assessments have come in. Two are still outstanding. The road notes are due April 1, 1995. We will be paying interest only and deferring the notes until next year. This was approved by the board last year. The report was approved.

Liaison Report - Clif Buchfink reported on Gary's projects:

* plowed Snow, graded road. filled potholes.

* worked on water leak at the new tank.

Gary is still looking for a tractor with the help of Ken Marshall and Clif Buchfink,

Committee Reports

Utilities - Howard submitted his budget and reported on future plans:

* Move fire hydrant at the Culp's. It will be hooked up to the new 8 inch line.

* Will be co-ordinating Gary's time for utilities work with John Ritchey for road work.

* Looking into placing the wires underground at the ranch house. The concern is that the grader may hit the power lines coming across the road and those at the house. Gary will check with La Plata Electric.

Common Property - Ken Marshall reported the budget is completed. He said the cost of a used tractor and "bush hog" type mower would cost about \$6500. There is \$2000 available in this year's budget. The tractor would be used to control the weeds in the meadow. Clif presented the option of buying a tractor this year out of our contingency fund and pay it back to ourselves over the next three years. (not to exceed a total price of \$6500). Motion was approved.

Architectural - no report

Road - John Ritchey presented his budget request and expressed concerns over the condition of the roads:

*Magnesium Chloride absorbs water and because of the warm winter we have had this year the lower road did not remain frozen. The result was the numerous potholes. Gary agreed with him.

*Pot holes on Falls Creek Main may be because the Magnesium Chloride was applied too late.

*John feels we will be able to finish the culverts and turnarounds this year.

*Some of the roads were widened and turnarounds made because there had been problems with equipment and vehicles getting stuck.

*Roads need to be resealed and section of Starwood and Meadowridge need 1-1/2 inch of gravel in addition to fines.

*John would like to apply gravel in early April and have the Magnesium Chloride applied on the roads at the end of April or the first of May. Spring is the most critical time for roadwork.

*Some of the lower roads have not had any attention for six to seven years.

*Roadwork should be completed in the time mid-August to mid-September. Magnesium Chloride should be applied in early September.

*Lower road will cost about \$115,000 to get in the same condition as Falls Creek Main. John would like to see a cost sharing with the Forest Service. He would like us to come up with \$50,000 in the form of a loan that we would pay back over 10 years.

*It was suggested that a negotiation committee address the lower road issues with the Forest Service Department. John will contact the following people to solicit their help on the committee; Dave Smith, Reid Ross and Bill Mashaw. *Gary has talked to the Forest Service road people and as a result of his efforts we will be putting in 2 culverts at the lower end of the Forest Service road at their expense.

*Dry hydrant road at the lake needs to be lowered and have more fill added for stability.

Security - Cliff Reported an incident on the 14th of March. Someone opened a package that was left by the mailman for a resident. The package had been left on top of the mail boxes. It was too big to fit into the large boxes. It was decided that we would ask Frank Farrell to notify the postal services not to leave packages out in the open anymore. Notices will be left for residents who have packages that don't fit in the large boxes.

Old Business - It was reported to the Board today that the issue of speeding by a tenant at the Ranch may have been resolved. It has been observed that this tenant is driving at a more reasonable speed. A motion was made and approved that we will take no further action if there are no new complaints. Jill will send a letter to the property owner to advise him of the situation.

New Business - The Covenant Review Committee has met and has sent out a copy of the covenants and a questionnaire. Jack will ask them if they would also review the "rules" in the Falls Creek Information Packet.

The next regular board meeting will be on April 12, 1995 in Jack Irby's office at the First National Bank of Durango. The meeting adjourned at 5:20 P.M.

Respectfully submitted, Jill Camp

April 2, 1995

Minutes of the April Meeting of the Board of Directors Falls Creek Ranch Association, Inc

The meeting was called to order by Marge Rebovich at 3:03 P.M.

Present were: Marge Rebovich - President, Jack Irby - Vice President, Jill Camp - Secretary, Clif Buchfink - Liaison, Steve Gillis - Treasurer, Ken Marshall, Sara Lupton, Mike McLachlan

Minutes - Clarification of one point in the March minutes: the 9th item in the Road Report should have said John would explore the possibility of cost sharing with the new officials of the Forest Service. The minutes were approved.

Treasurers Report - Steve Gillis reviewed the expenses for the month of February. Assessments are over what they should have been. Some of the unimproved lots may have paid the amount due for improved lots. Steve will check to see if anyone has over-paid. Interest on the road notes has been paid. Report was approved.

Steve said there has been an increase of 7% for our trash pickup. Ken Marshall brought up the issue of recycling. At the rate we are adding to our trash we will run out of space in our dumpsters. We can recycle glass (not brown), plastic, and newspapers at Chapman Hill and at the liquor store behind North City Market.

Covenants Committee - Sara Lupton and Mike McLachlan reported on the progress of the committee and the results of the survey that was sent out last month. Sara, Mike, and Kaki Bauer are the only active members on the committee.

There were 100 surveys mailed out and only 50 were returned. Some of the issues are listed below,

* water issue - The amount of land watered by some residents is not supported by the Covenants. Input from the Utilities committee and the Board may be needed. Possible solutions may be meters, charge to homeowners for excessive use, and expansion of water system.

* Dogs and speeding. * Renters not following the Covenants. * Post reasonable speed limits, 25 or 30 Falls Creek Main and 20 on the other roads. * The previously approved provision for cross county skiing has not been added to the Covenants yet. * Ensure renters get a copy of the Covenants. * Keeping lots in a clean orderly manner. * Trash in garage to help keep animals out. * Change garage restriction from three-car to four-car garage. * Define guest house/servants. * Define enforcement.* Motorcycle use (to ride into home and out)

It was suggested by the committee that we enlist the services of a Real Estate Attorney. The committee will meet again to prepare a complete summary of the results and present it to the Board by the next meeting.

Liaison Report - Clif Buchfink reported on Gary's projects:

*Road work, filling holes, gravel work etc.

*New tractor has been purchased.

*we will need some volunteers to help mow the weeds.

*worked on the ranch house. Added gravel to the driveway.

To clarify the charge to residents for Gary's time for individual projects:

*\$15.00 an hour for Gary's personal time. Minimum of \$15.00 to be paid directly to Gary. Any time into the second hour will be at the \$15.00 minimum also, and so on.

*\$15.00 an hour will be charged for ranch equipment and the same minimum rates listed above will apply. The Ranch will bill the homeowner direct for the equipment use.

Architectural Report - no report

Road Report - no report

Security Report - The Sheriff said they will not continue to come out if an alarm goes off continually. Frank Farrell had gone to one home to check out an alarm that had gone off several times one night this month.

Utilities Report - Ken Marshall reported that the connection of the hydrant would be done next week.

New Business - Because of the late hour it was decided that the Board would meet next Wednesday at the meeting room on the mezzanine floor to discuss the budget.

The next regular board meeting will be on May 10, 1995 at the meeting room on the mezzanine floor at the First National Bank of Durango. The meeting adjourned at 5,20 P.M.

Respectfully submitted, Jill Camp

April 19, 1995

Budget meeting Present were:

Marge Rebovich - President

Jack Irby - Vice President

Jill Camp - Secretary

Clif Buchfink - Liaison

Steve Gillis - Treasurer

Frank Farrell

Frank Farrell reported on the signs that had been painted over the week-end and the one missing wooden sign. At this time the person or persons responsible is unknown.

Steve Gillis presented the budget he had prepared. With very few changes the proposed budget was accepted and will be mailed to the association members before the annual meeting in July.

The Board regretfully accepted Frank Farrell's resignation from the Security Committee. Frank has given many hours and dedication to this committee and we thank him for his efforts.

The meeting adjourned at 4:20 P.M.

Respectfully submitted, Jill Camp

May 10, 1995

Minutes of the May Meeting of the Board of Directors Falls Creek Ranch Association, Inc

The meeting was called to order by Marge Rebovich at 3:05 P.M.

Present were: Marge Rebovich - President, Jack Irby - Vice President, Jill Camp - Secretary, Clif Buchfink - Liaison, Steve Gillis - Treasurer, Ken Marshall

Minutes - One correction was made to the minutes regarding the Security Report; Frank Farrell had not gone to any house about alarms but had been advised that the alarm at one home had gone off 3 times and that the Sheriff had been called. Minutes were approved with the correction.

Treasurers Report - Steve Gillis reviewed the expenses for the month of April. There are a couple of assessments still due from property owners out of state and some from High Meadows. Steve passed out the proposed 95/96 budget which will be mailed out at least 30 days prior to the annual meeting on July 8, 1995. Steve will ask for a 5-year plan from John Ritchey for the road work to include with the budget information. Two road notes have been paid off. The treasurer's report was approved.

Liaison Report - Clif Buchfink reported on Gary's projects: * Repairing equipment. * Working on new tractor. * Water line work on Skyline Drive. * Repairs at the ranch house. * Magnesium Chloride on the main road and gravel on some of the roads. If anyone is interested in getting magnesium chloride on their roads and/or driveways call Clif and he will give a price and collect the money.

Architectural Report - no report

Road Report - Work is progressing as planned on the roads,.

Utilities Report - no report

Communications Committee - Ann Nelson has submitted her resignation from the committee. Thanks for all your work, Ann. If anyone is interested in being a member please notify any board member.

Old business

Covenants Committee - Ken Marshall will be working with the committee. Thanks, Ken.

Emergency Phone - The phone will be installed within the next couple of weeks on the east wall of the equipment shed.

Recycling - Jack Irby has been in contact with Community Connections, Inc. in Durango and they are willing to collect only our aluminum cans at this time for a charge of \$30.00/cu. yd. This will be on a trial basis for about 60 days to see if it is practical for us and for them. The small dumpster will be placed back in the area where it was before, near the other dumpsters. This will be for flattened and bagged aluminum cans only.

Community Connections provides vocational employment for persons with disabilities while at the same time assisting in finding solutions to a community-wide issue.

New Business

Animal control - we have obtained brochures from La Plata County Animal Control and they will be distributed to all residents.

Speed limits - Effective immediately once appropriate signs are posted, the speed limit on Falls Creek Main will be increased to 25 mph.

The next regular board meeting will be on June 14, 1995 at the meeting room on the mezzanine floor at the First National Bank of Durango at 3:00 P.M.

Residents are asked to submit names of nominees for the Board of Directors position to replace Jack Irby who is retiring from the Board after 4 years of service. The meeting adjourned at 4:35 P.M.

Respectfully submitted, Jill Camp

June 27,1995

Common Property Committee

Falls Creek Board Members

Dear Falls Creekers;

After years of dealing with the existing barns and corrals at Falls Creek Ranch, we would like to propose a change. As some of you already know, the horse facilities were designed by Barney Anderson, and built by Barney, Bobby Wright, and ourselves in 1978. They were built strictly by economics and to maintain a low profile. Over the years, several different families have used the barns and corrals with no additional improvements or maintenance.

We would like to tear down all the existing fencing and barns, clean up the entire area and build a very nice two stall, 1 tack room barn with runs and an exercise corral all at our own expense. We are looking at spending approximately \$15 - \$20,000 on a building that would enhance the entire ranch. All of this could be built where the existing facilities are now or wherever the Common Property Committee recommends. The barn would be designed so that additional stalls and runs could be added at either end for additional families at FCR to maintain their horses. This would ensure that additional horse owners would be required to build a nice facility in order to have horses on FCR. This would take the place of the helter skelter method previously defined by the CPC rules. We have checked with families that see the horse facilities from their homes and they seem excited about the prospect.

We also are planning to clean up all existing wire in the pastures and convert to an electric tape which is easily seen and flexible enough to roll up at the end of the season. The old wire is very difficult to roll up because of tangling and is almost impossible to reuse once it is taken down.

We have discussed this with Mark Galbraith, chairman of the CPC, and he suggested contacting the members of the CPC to get a concensus of the committee before contacting the Board. We think that we have contacted each of the committee members personally, with positive feedback. If any of you have any questions or objections before we proceed to the Board, please contact us as soon as possible.

We have enclosed preliminary plans for you to review and offer suggestions

Thanks for you consideration

Jan and Greg Brown

June 14, 1995

Minutes of the Board of Directors Falls Creek Ranch Association, Inc

The meeting was called to order by Marge Rebovich at 7:02 P.M,

Present were: Marge Rebovich - President, Jack 1rby - Vice President, Jill Camp - Secretary, Clif Buchfink - Liaison, Steve Gillis - Treasurer

Minutes were approved.

Treasurers Report - Steve Gillis reviewed the expenses far the month of May. Some extra money was spent on the relocated fire hydrant at the top of Oakcrest Drive, otherwise we are on schedule.

Liaison Report - Clif Buchfink reported on Gary's projects: .

*gravel has been applied to several roads; Snowshoe, Aspen, Starwood, Rockridge and Saddle Lane.

*Snowshoe and Oakcrest have been widened in parts.

*Worked on lowering the road at the dry hydrant.

*Worked on the tractor; replaced battery

*Conducted training sessions on the tractor for about 8 people.

Architectural Report:

*Dinnie Smith, Owner of lot 74 has George Meyer building a home for her. They have broken ground and should be continuing work soon.

*Dennis Benadum is building a home for Glenn and Mary Sears on lot 8. The foundation is in at this time.

*Bill and Deanna Collins have bought the West's home on lot 47. They have an extensive patio remodel in for approval.

*Mike McQuinn, owner of lot 45 has been given approval for a perk test excavation, which will enable him to have a septic tank installed, if approved,

Road Report - Work is progressing as planned on the roads.

Utilities Report - The new hydrant is now in near the Hogan's home on Oakcrest.

COMMON PROPERTY - Mowing the meadows may need to be coordinated between teams. It may make sense to assign an area for each team to be responsible for.

Old Business

*Emergency Phone is in and working.

*Recycling - Not much participation yet.

*Speed Bumps - Marge brought an advertisement on heavy duty speed bumps as a deterrent against speeding. The bumps can be removed in winter to allow for snow plowing.

*No report from The Hidden Valley Road Task Force.

*A letter was mailed from our attorney Robert E. Crane to David Turner, the attorney for lot 89 owners. This letter was in response to a letter received late in March where the property owners felt they were being personally picked on with respect to covenant violations.

New Business.

*A request was made by a property owner to bring a motorcycle onto the ranch and to store it in the shed. After a discussion the request was denied.

*A letter was received from Janet Watson regarding the property she and Dr. John Watson own at Dyke Canyon. In cooperation with the Colorado State Forest Service, they are embarking on a program to improve the health and beauty of their 60 acres which lies just west of Falls Creek Ranch. This project will involve an extensive harvesting of the timber over a period of ten years. Mr. Kent Grant and his staff from the Forest Service will be beginning work on the survey in the next few days.

*Annual meeting will be on July 8, 1995 at 10:00 A.M. in the picnic area at Falls Creek Main and Starwood Trail. People are requested to come early to sign in, pick up their ballot, and turn in any proxies for ballots. Everyone is asked to bring a side dish, salad or dessert and chairs.

The next regular board meeting will be on August 9, 1995 at the meeting room on the mezzanine floor at the First National Bank of Durango at 3:00 P.M. The meeting adjourned at 8:30 P.M.

Respectfully submitted, Jill Camp.

July 12, 1995

Minutes of the July Meeting of the Board of Directors Falls Creek Ranch Association, Inc

The meeting was called to order by Marge Rebovich at 7:04 P.M.

Present were: Clif Buchfink - President, Marge Rebovich - Vice President, Jill Camp - Secretary, Don Brown - Liaison, Steve Gillis - Treasurer, Ray Turner, Greg Brown

Minutes were approved. It was decided that Jill Camp would remain Secretary and Steve Gillis would remain Treasurer. Don Brown will be Liaison, Marge Rebovich will be Vice President, and Clif Buchfink will be President.

Treasurer's Report - There was no treasurer's report.

New Business Greg Brown gave some background regarding horses on Falls Creek Ranch. The agricultural status is validated by having horses on the ranch. Several years ago 3 members had horses and built the corrals. The rules were developed for the ranch at that time. Greg read the rules and they were discussed. He stated the facilities are not adequate for animals now.

Greg proposed building new structures at his expense. One tack room and two stalls for his two horses. Other people could build stalls if they wish to keep horses. Greg had pictures of his plans. He also had some pictures of modular units. Greg had already talked with the Common Property Committee. They did not approve of the modular units and they were concerned about the exclusivity of the new structures. He would also be adding an exercise ring 50 ft. by 50 ft. and a hay shed.

Questions and concerns that were raised by some of the board members were;

*Insurance - would Greg carry his own insurance since the structures would be his.

*Certified hay to try to control the spread of weeds.

*Exclusivity or the appearance of it to other residents

Greg said he had joined the Common Property Committee and will be rewriting the corral rules. The Board told Greg they would get back to him in few days about his plan. Greg left the meeting.

Ray Turner reviewed the water system plans which involved the assistance of Gary Wilber and the use of the Ranch equipment.

Ray was questioning the status of Gary in relation to his suspended license and the impact that had on how the utilities committee could proceed on their plans. The new water line may need to be set aside for a year. They had hoped to get it in soon to increase the water flow and increase fire protection. Attorney, Tim LaFrance, had told (who?) that the license hearing had occurred and that Gary's license had been suspended for one year. It was suggested that

letters from the ranch residents may help his case. Gary will have another court hearing in a few weeks. Ray left the meeting and we told him we would keep him informed as to Gary's status.

Don Brown will check with Jack McCampbell regarding the top candidates from the last caretaker search in case we do need to hire a new one. Cliff will talk with the attorney and Jill will check with our insurance carrier regarding Gary.

The Board then discussed Greg Brown's proposal. It was decided that the new rules would need to be completed prior to construction of any new structure. Also the following items would need to be done:

- no liability to ranch
- Greg furnish his own insurance
- ensure pastures are open and available to all residents
- manure removed better than it is now
- certified hay must be used
- feeder container
- increase fee to \$50.00 as a special use permit

Marge will get a copy of these items to Greg within a couple of days.

Old Business Jack Irby had talked to Janet Watson regarding first right of purchase or development rights. She said they will not be doing any development on the property

We will continue to meet at the First National Bank of Durango in the conference room on the Mezzanine Level. The next meeting will be on August 9, 1995. The meeting was adjourned at 9:55 P.M. Respectfully submitted, Jill Camp

August 9, 1995

Minutes of the August Meeting of the Board of Directors Falls Creek Ranch Association. Inc

The meeting was called to order by Clif Buchfink at 3:07 P.M.

Present were: Clif Buchfink - President, Marge Rebovich - Vice President, Jill Camp - Secretary, Don Brown - Liaison, Steve Gillis - Treasurer, Bob Strachan

Minutes were approved.

Treasurers Report - Steve Gillis was not yet able to present final figures for the fiscal year end. One property owner hasn't paid their assessments for 1994. Steve has written a letter to the lot owner.

Liaison Report - Don Brown reported on Gary's work for the last month:

*Gary has been working with the Utilities committee and will continue to do so about three days a week.

*Gary will be taking Sunday and Monday off.

*The tractor broke again and has been repaired The rocks in the meadow are a big problem for those operating the tractor. Don will set up a work party to clear rocks in this area.

Don expressed a concern about who will be maintaining the Forest Service Road since Gary is not able to operate our equipment on that road due his license suspension. It was suggested we may need to ask Tim Cooper if he would be able to help with the road. Tim had indicated he would be willing to do that. Don will check with Tim

Utilities - Bob Strachan said there is some concern about water usage which is up to an average of 700 gallons per house per day. This is higher than it has been in the past. Ray Turner is monitoring it. Ray would like to give the board a tour of the water system in the near future. The board members were very receptive to that.

Common Property - Clif received information that lot 51 has a heavy infestation of noxious weeds. Since it is rental property we will need to contact the property manager to have the weeds sprayed.

Security - Frank Farrell has offered to head up the Security Committee again. Thank you, Frank. The response by property owners to use the Fall Creek Stickers on their cars was very good. It will really aid in identifying Falls Creek Ranch Residents.

Old Business -

Covenants Committee - is on hold until fall. It may be necessary to recruit new members. It would be good to get a mix of old and new residents. Steve Gillis volunteered his wife, Wendy to use their word processor to update the covenants. Thanks, Wendy.

Speeding - Even though there has been an improvement in the area of speeding we still a problem with people other than residents. Steve will contact G & R Trucking to talk to them about their drivers. Cliff will talk to Frank Farrell to have him contact the High Meadows residents to give them stickers.

Brown's request about the new horse stalls - Clif had received three letters and some phone calls regarding the Brown's request to build a new horse barn. It was determined that there had been a misunderstanding about what the board was requiring the Browns to do before construction of the project could begin. A letter will be sent to the Common Property Committee and a copy to Greg Brown outlining the conditions under which the board had approved the project.

The next regular board meeting will be on September 27, 1995 at the meeting room on the mezzanine floor at the First National Bank of Durango at 3:00 P.M.

The meeting was adjourned at 5:09 P.M. Respectfully submitted, Jill Camp

August 10,1995

To: Mark Galbraith Chairman, Common Property Committee

From: Board of Directors, Falls Creek Ranch

Re: Clarifications of conditions of approval of Brown's proposal to upgrade horse barn and corral facility

Dear Mark:

The board approved the proposal with the understanding that certain conditions would be agreed to by the Browns prior to the issuance of a permit to start construction.

- 1) A draft of rules changes would be prepared by Greg Brown and submitted to the Common Grounds Committee for review and then forwarded to the Board by the committee along with any recommendations for the Board's acceptance, modification or rejection.
- 2) The revisions of the corral and grazing permit rules must be completed by the Committee and submitted to the Board for approval prior to presenting it to the Browns for their signatures and before any construction is commenced.

The permits must contain assurances that Falls Creek Ranch will not incur any costs relative to the barns and corrals at any time nor have any liability related to the new barn and corrals. Proof of insurance must be provided prior to the issuance of a permit to begin construction. Falls Creek Ranch is to be named as an additionally insured party on the insurance policy. All costs and liabilities will be the responsibility of the Browns.

The issues that should be addressed in the permits should include but are not limited to the following:

- 1) Ownership of the buildings and corrals resides with the owner, builder. The builders of the barn and corrals have use of the barn and corrals for as long as they are residents of the Ranch, and as long as they meet all the requirements of barn and corral use. Barns and corrals may be sold only to a ranch resident who meets the requirements for a permit. There will be no leasing.
- 2) The owner must assume full responsibility for maintenance, cleanliness, and upkeep of the structures. Corrals and barns must be maintained to the satisfaction of the Common Grounds Committee. The barn and corral area must be kept free of debris and in a safe condition.
- 3) After 24 months without use, without application for special use permit, the owner may be required to remove the structure and return the common property to it's original condition.
- 4) A "Special Use permit" must be applied for each year prior to bringing horses on to the Ranch property. The fee is \$50.00 per horse per year. The permit may be denied if corral and barn maintenance is unsatisfactory or compliance with any rules or covenants is lacking. This permit may be revoked and the fees not refunded if the rules and covenants

are broken or maintenance is not up to Common property standards. If the problem is not resolved within two weeks the horses must be removed from the ranch.

This "Special Use Permit" would be necessary for grazing horses as well and subject to revocation if the owner fails to comply with grazing policies, procedures and pasture management.

5) The corrals and barns must be built to the specifications of the Common Property Committee. The plans and final product must be approved by the Committee. All costs are the responsibility of the owner builder. Barns and corrals are restricted to the current area.

6) The corral must have two gates at least 9 1/2 feet wide; one at each side of the corral so that a small tractor can get into the corral.

7) The use of hay must be restricted to "Certified Hay" only. This is consistent with the current Forest Service restrictions and is intended to reduce the chance for animal transportation of weed seed on the ranch and adjacent Forest Service trails

8) Manure must be removed from the barn and corral area monthly to reduce the odor and fly problem. Manure is to be removed by the owners at their expense. It may be made available to residents, transported off the ranch or to places determined by the Common Property Committee.

9) The corrals and pastures are available for use by any ranch resident who meets the requirements for keeping a horse on the ranch subject to the rules and covenants. Additional stalls may be added to the existing barn at the other horse owner's expense subject to approval of the Common Property Committee.

The Board suggests that the Common Property Committee appoint a person or persons to prepare the revised permits between Falls Creek Ranch and The Browns and to act as liaison between the Committee, the Board and the Browns. The permits prepared by the Committee should be presented to the Board for approval prior to presenting it to the Browns for signature. This must be done prior to beginning construction so time is of the essence if the Browns hope to begin construction in the near future.

September 27, 1995

Minutes of the September Meeting of the Board of Directors Falls Creek Ranch Association, Inc

The meeting was called to order by Clif Buchfink at 3:07 P.M.

Present were: Clif Buchfink - President, Marge Rebovich - Vice President, Jill Camp - Secretary, Don Brown - Liaison, Steve Gillis - Treasurer

Minutes were approved

Treasurer's Report - All but three assessments are in for the current period. We have received a partial payment from the delinquent lot owner for the previous period. Steve Gillis will check with legal counsel and we will be placing a lien on the property. A new saw was purchased at the cost of \$800.00. The saw was of great help in the recently completed water project. We are on budget.

Liaison Report - Don Brown reported on Gary's work for the last month:

*Gary worked on the water project along with many volunteers.

*Worked on the roads; spread gravel, widened and filled in pot holes.

*Cut back overhanging brush from the road.

*Preparing the ground to raise the power line near the ranch house.

*Routine maintenance projects.

Gary wants to install a ranch stove he bought last year for his house in Cortez. He would like the ranch to buy it from him and he would install it at the ranch house. There is no heat in the second level of the house. The cost to the ranch would be \$1564.25. After discussion it was decided that we should investigate the cost and efficiency of a new system at the ranch house. Forced air propane may make more sense. We will check with a furnace contractor and try to come up with a long-range solution and not a quick fix that the new stove would provide. Marge expressed concern that this item was not addressed at budget time.

Utilities - The new water system is completed and working. Thanks to all of you who worked so hard on this project. The board members will be given a "tour" of the water system by Ray Turner on Tuesday October 3rd at 5:45 P.M.

Common Property - Jan Brown notified Clif that Falls Creek Ranch has been added as additional insured on their homeowners insurance for the new horse corals. They will be getting certified hay.

Security - Frank Farrell has requested that any property owners who do not have their FCR stickers to please contact him. He has given blue stickers to the High Meadows residents.

Architectural - Lot 67 wants to access from Ponderosa Park and not High Ridge as the maps indicate. The board decided it should remain as it is. The entrance is on High Ridge. Dennis Benadum will contact the lot owners and tell them the decision.

Old Business -

Covenants Committee - Wendy Gillis has begun to put the covenant on the computer. They committee is still looking for people to help with this very important project.

Update on our insurance rates with respect to Gary's suspended license: Our current carrier will be excluding Gary on the policy. We can purchase other insurance at a much greater expense. Gary will need to have the breathalyzer installed on the ranch pick up truck. This is a very expensive piece of equipment and administrative cost in connection with it is also high. Our insurance broker is checking with other carriers to try and find us a better rate. We will be addressing this issue again in two weeks at our next meeting.

Our next meeting will be in the conference room on the mezzanine floor at the First National Bank of Durango at 3:00 P.M. on October 11, 1995.

The meeting was adjourned at 4:50 P.M. Respectfully submitted, Jill Camp

October 11, 1995

Minutes of the October Meeting of the Board of Directors Falls Creek Ranch Association, Inc

The meeting was called to order by Clif Buchfink at 3:07 P.M.

Present were: Clif Buchfink - President, Marge Rebovich - Vice President, Jill Camp - Secretary, Don Brown - Liaison, Steve Gillis - Treasurer, Steve Woolverton - The Martin Agency

Minutes were approved

Treasurers Report - Assessments are in for the current period. We have received another partial payment from the delinquent lot owner for the previous period.

Liaison Report - Don Brown reported on Gary's work for the last month:

*Magnesium Chloride was placed on the roads.

*Patched more pot holes.

*Raised two power lines.

*Pruned trees and bushes along the roads for better visibility.

*Routine maintenance projects.

Regarding the heating situation at the ranch house Don reported that he had contacted Garths, Inc. The estimate to put a furnace in the attic with ducts to all the rooms upstairs and downstairs with propane would be about \$3700.00. We have \$1500.00 in the household expense line item and the balance could come from the Utilities budget. (Money that wasn't used). The current electric baseboard system does not adequately heat the house and is expensive to operate. It was decided that we would go ahead with this as soon as possible.

Steve Woolverton arrived and the discussion focused on our insurance situation in regards to Gary and the suspension of his driver's license until July 4, 1996. He informed us that Gary will soon be excluded on our current auto policy which covers the dump truck and the pick up. When Gary gets his license back we will need to have him rated on a high risk policy. The additional cost will be about \$1200.00 a year, which Gary has agreed to pay. This rate is based on insuring the Pick-up for \$12,000.00 and the dump truck for \$40,000.00. The deductibles would be \$1000.00 for comprehensive and \$2500.00 for collision coverage. If we are to cover Gary now on the new policy he would need to have the breathalyzer installed on the truck. We told Steve we would analyze the options and make a decision. Steve then departed.

Some of the options we discussed were:

*Give Gary a leave of absence until June.

*Hire a temporary employee for the winter only.

*Is Gary willing to install the breathalizer at his expense, (he would need to have it on for two years at considerable expense)

We realized we needed more information on the breathalizer; would it need to be on both vehicles? There are some drawbacks with it. The length of time it needs to be on especially. We will meet again as soon as we get the additional information.

Utilities - The board members were given a tour of the water system by Ray Turner on Tuesday October 3rd at 5:45 PM. It was very informative and we all thank Ray. Many thanks and kudo's for the Utilities Committee for job very well done and especially for getting it all done under budget!!

Common Property - "No Hunting" signs have been posted along the perimeter of the ranch. Thanks to all of you who helped.

Architectural - No report.

Security - No report.

Our next meeting will be in the conference room on the mezzanine floor at the First National Bank of Durango at 3:00 P.M. on November 8, 1995.

The meeting was adjourned at 4:30 P.M.

Respectfully submitted. Jill Camp

A special meeting was held on October 25th at Clif Buchfink's house to make a decision regarding Gary. We found out that Gary would not be able to operate commercial vehicles with the restricted license. He only has nine more months without his license and to add two years and the expense of the breathalizer to just drive the pick-up didn't make much sense.

We decided that we will keep Gary on as caretaker. He can plow the roads with the grader and it may be necessary to have other people operating the dump truck if we get into trouble with the snow this winter. The grader takes longer to plow. Gary has already said he will be starting the snow plowing earlier than last year to try to keep up on it. Thank you to John Ritchey, Howard Morris, Ray Turner and other residents for your input concerning this difficult decision.

November 8, 1995

Minutes of the **October** (*November*) Meeting of the Board of Directors Falls Creek Ranch Association, Inc

The meeting was called to order by Clif Buchfink at 3:10 P.M.

Present were:

Clif Buchfink - President, Marge Rebovich - Vice President, Jill Camp - Secretary,

Steve Gillis - Treasurer,

Minutes were approved.

Treasurers Report - We continue to get payments for past due assessments from the owner of lot #38. Ken Marshall obtained a grant from La Plata County to refund 1/2 of the cost to the ranch for weed control chemicals in the amount of \$89.00. We are on budget.

Liaison Report - Much of Gary's work for the last month was in preparation for winter operations.

* New tires were acquired for the Backhoe.

* Sander was mounted on the snow plow.

* All tire chains were repaired.

* Snowplow blade was repaired and welded.

* Grader blade was modified.

* The dock was removed and stored for the winter.

* Installation of a new hydrant at the end of Falls Creek Main.

* Rebuilding and rotating two other hydrants.

Arrangements were completed to install a new propane forced air furnace in the Ranch House. The installation is to be done after Thanksgiving.

Utilities - A water leak was fixed in the line at the Gillis' house.

Common Property - The entrance to lot 67 will be off High Ridge as the plat states.

Architectural - No report.

Security - No report.

Road - John Ritchey and the Forest Service Road Committee are still trying to get the Forest Service to help pay for the gravel on the lower Forest Service Road.

New Business

Steve received a bill for \$100.00 from Community Connections for the month of August for the aluminum can collection. He will contact them to review the recycling contact for the future.

Covenant Review Committee - We have set aside \$1000.00 for legal review fees. We still need people for the committee. If your not currently on a committee your help would be greatly appreciated. Please consider helping out. **The next Board Meeting** will be held on December 13, 1995 at the First National Bank of Durango. The meeting was adjourned at 4:00 p.m.

Respectfully submitted, Jill Camp

December 13, 1995

Minutes of the **October** (*December*) Meeting of the Board of Directors, Falls Creek Ranch Association, Inc.

The meeting was called to order by Clif Buchfink at 3:05 pm.

Present were: Clif Buchfink - President, Marge Rebovich - vice President, Jill Camp - Secretary, Steve Gillis - Treasurer, Don Brown - Liaison.

Minutes were approved.

Treasurers Report - Steve Gillis reviewed the cash flow for the last month. We are on budget. The board decided to give Gary Wilber a gift certificate for "dinner for two" as a thank you for the excellent work he has done this last year.

Steve talked with the people at Community Connections regarding the aluminum can pick-up and the bill they had sent us. The bill we were sent will be for August - November. They are picking up about every two weeks. They will figure out their costs and let us know what the charge will be as we proceed. Our original agreement with the Community Connections was that they would pick up cans only. They have graciously been picking up the newspapers that people have left with the cans. It would be very helpful at this time if the residents would please leave only crushed, bagged cans in the box. We may be able to leave newspapers at a later date, but not now. There are recycling centers at Chapman Hill and there is one near north City Market behind the liquor store. We can make a difference by recycling.

Liaison Report - Gary's work for the last month has been primarily routine activities;

*Minimal grading because it has been so dry.

*Pruning and trimming brush on the roadside.

The new furnace for the ranch house is in and working at a cost of \$3671.00.

Gary feels there are many boats at the lake that have been abandoned. In the spring we will address this issue.

Don Brown also brought up some other issues he and Gary had talked about:

*Consider replacing the stop sign with a more appropriate one; no one ever stops there, anyway.

*Speed bumps may make the road last longer.

Utilities - no report

Common Property - no report

Architectural - no report.

Security - no report.

Road - The turnaround on High Ridge took about 30 feet of Zeb (Eb) Redford's lot. Mr. Redford had met with John Ritchey and Marge Rebovich following the July '95 Annual Meeting regarding this encroachment. Several acceptable solutions were reviewed at that time.

Marge had received a call from Mr. Redford asking that his objection to the encroachment and their meeting of July '95 be formally reported and noted in the minutes of the next board meeting.

The next Board Meeting will be held on Wednesday, January 10, 1996 at the First National Bank of Durango. The meeting was adjourned at 4:28 pm.
Respectfully submitted, Jill Camp

January 10, 1996

Minutes of the October Meeting of the Board of Directors, Falls Creek Ranch Association, Inc.

The meeting was called to order by Clif Buchfink at 3:11 pm.

Present were: Clif Buchfink - President, Marge Rebovich - Vice President, Steve Gillis - Treasurer.

Minutes were approved.

Treasurers Report - was approved as submitted by Steve Gillis.

Liaison Report - Gary Wilbur had called Clif to say how much he appreciated being allowed to keep his job and also how much he and his family appreciated the installation of the furnace at the Ranch House.

Jill Camp reported we were able to renew our current Auto Insurance Policy at the current rates as long as Gary is excluded on the list of designated drivers for the pickup and dump truck/plow. Several ranch residents have completed training on the plow: Chuck Eppinger, Ray Turner, Clif Buchfink, Ron Camp and Don Brown.

Repairs this month include all new tires on the backhoe and work on the Ranch House roof.

Utilities - no report

Common Property - no report

Architectural - Warren Kerzon received approval for his home to be built on Snowshoe Lane in the spring. Dennis Benadum reported that all the new construction and remodels on the ranch are going very well.

Security - no report.

Road - The Liaison and Ranch Caretaker are trying new/different signage at the big curve by the lake on Main.

New Business - The Kennedy Property is a 56 acre plot located east of the current Church Camp property. A prospective buyer has contacted the Board President regarding permission to access his property by crossing a corner of FCR. More specific information is needed to evaluate the proposal.

The next Board Meeting will be held on Wednesday, February 14, 1996 at the First National Bank of Durango. The meeting was adjourned at 4:15 pm.

Respectfully submitted, Marge Rebovich.

February 14, 1996

Minutes of the **October** (*February*) Meeting of the Board of Directors Falls Creek Ranch Association, Inc. The meeting was called to order by ,Clif Buchfink at 2", PM

Present were: Clif Buchfink - President, Marge Rebovich - Vice President, Don Brown - Liaison, Steve Gillis - Treasurer, Ken Marshall, Bill Mashaw, Reid Ross, Frank Farrell

Minutes were approved.

Reid Ross and Bill Mashaw reported on the **status of Dr. Watson's property** and the prospect of obtaining the property for the Ranch.

Reid had met with Dr. and Mrs. Watson a few years ago and Dr. Watson said he would give Falls Creek Ranch first right of refusal to buy his property. Reid suggested the board pay some money up front and give Dr. Watson access to the 60 acres of property. Reid also had some suggestions as to what we should do with the property but no decisions were made due to the premature nature of the subject.

Bill Mashaw feels we need to have a formal discussion with the Watsons. Denny Ehlers has also been involved in the discussion regarding the property,

The issues here are: Do we want to develop it into FCR? If so, could FCR purchase it? Other options might be that private residents in FCR could purchase it.

A motion was made and seconded to have Denny Ehlers draft a letter to the board requesting action be taken for this property

Common Property Report - Ken Marshall reported on weed control. He reported the only noxious weed are obligated by law to control is the Russian Knapweed in the meadow above the lake. Spraying weeds in other areas of the ranch is strictly for aesthetic purposes. Marge Rebovich objected to the proposed spraying due to potential health hazard to residents. The mowing will not eliminate the weeds. Several passes would need to be made each season and the weeds will keep returning. For \$1500 00 we can have a unit built by southwest Ag. It would consist of two nozzles attached to a unit what would sit in the ranch pick-up truck and spray an area 65 feet wide. The CPC has money in the budget they can use to pay for the unit. We would need to spray two times during the spring/summer season. The chemicals that are being considered are Escort, Curtail, 2-4-D, and Banvel. Ken said he would be happy to answer any questions anyone might have about these chemicals. It was decided that a notice would be posted three days prior to spraying so residents will know what area and when the spraying will occur.

Treasurers Report - Steve Gillis reported we are on budget. He also expressed some concern over the amount of fuel the new furnace is burning at the ranch house. He asked that we have it checked to make sure it is working properly. Don said he would take care of that. Steve also thought it might be that the house is not insulated properly.

Liaison Report - Gary Wilbur did routine maintenance on the equipment and limited work on the roads. Don Brown and Ron Camp plowed the roads for our first big snow fall. There have been some complaints from residents about the way the roads had been plowed down to the dirt Others felt they should not be plowed down to the dirt to preserve the gravel.

Utilities - A new pump may be needed for the upper well at Oakcrest. Howard is checking into the purchase of one now

Architectural - no report

Security - Frank said more residents have asked for stickers, especially those with new vehicles.

Road - no report

Old Business - The Kennedy Property: Frank expressed his concern over the possibility of us granting access to this property. We haven't heard any more from the prospective buyer so this may be a dead issue.

The next Board Meeting will be held on Tuesday, March 5,1996 at Clif Buchfink's home at 7:00 p.m.

The meeting was adjourned at 4: 13 pm.

Respectfully submitted, Jill Camp

March 5,1996

Minutes of the **October** (*March*) Meeting of the Board of Directors Falls Creek Ranch Association, Inc

The meeting was called to order by Clif Buchfink at 7:15 P.M.

Present were: Clif Buchfink - President, Marge Rebovich - vice President, Don Brown - Liaison, Jill camp - Secretary. Minutes were approved.

Treasurers Report - Clif presented the treasurers report in Steve's absence. We are on budget and the report was approved.

Liaison Report - We haven't had very much snow this last month so the snow plowing has not been a concern. Gary graded the lower forest service road and continues to work on the equipment maintenance and other small projects.

Utilities - It was decided by the committee that a bulk distribution system would be adopted for the Denver Post subscribers. There will be an article in the upcoming Peek soliciting comments and suggestions.

Greeley Gas is presently conducting an engineering study to determine the feasibility of providing natural gas service to the ranch.

All projects included in the 1995 plan were completed ahead of schedule.

Two major projects for this year are; 1) Replumbing the upper pump house with schedule 80 pipe and redoing the piping connecting the pump house to the water main. 2) Unscrambling the waterlines and valves at Aspen near Main. According to the maps there should be three valves there, but only one is exposed. They will need to dig into the roadway on Aspen to find out what is actually there .

Common Property - no report

Architectural - no report

Security - no report

Road - The new road signs seem to be working.

April 10, 1996

MEMORANDUM

To: Board of Directors, Falls Creek Ranch

From: Ellis Robinson

There are a number of matters that concern Falls Creek Ranch operations which I believe are worthy of comment.

County Planning: La Plata County, as a part of an effort to develop county wide planning, has divided the county into 9 separate planning areas and have scheduled discussion groups in each of the areas. One of the areas is Junction Creek, which includes Falls Creek Ranch. There have been about six discussion group meetings and there are to be several more. The objective of the meetings is to develop a land use plan for this area that is to some degree consistent with a general county plan, but primarily to meet the particular needs of the Junction Creek area. Mary and I have attended most of these meetings, as have Reid and Sari Ross and Bill and Deanna Collins.

In addition to Falls Creek residents, there have been twenty or more residents from other parts of the Junction Creek area. Various land usages have been discussed and areas designated for specific uses, which vary from wildlife habitat to moderately high density of one single family residence per acre. The discussions include water rights and usage (including Falls Creek), commercial activities, noise restrictions, (including dogs), camp sites in Hidden Valley, traffic control, hiking and biking controls, definitions of various uses, problems relating to National Forest management and others. In general, the discussions have been thoughtful and enlightening. Within the next few weeks it is expected that a land use plan for this area will be completed for approval by the County.

Those members of Falls Creek Ranch Association who attend are of course "without portfolio" and have no authority to act for the Association. Nevertheless we do participate in the discussions and expect that to some degree our personal opinions will ultimately be included in the plan that is ultimately developed. I do not know whether the Board is aware of this activity or whether you are at all interested (although I feel that you should be). If you want to know more about what is going on, you might want to give some time at you next meeting, or at a special meeting, to a discussion with Mary and I, Reid and Sari Ross and Bill and Deanna Collins.

Dumpsters. I am not impressed with the new dumpsters. They are more difficult to use. Once they become about half full and they are almost impossible to use because the side entry becomes blocked. This means they end up being about two-thirds full. At the present time many of the residents are away. Once they are all here, you should expect some problems.

Dogs. Wandering and barking dogs continue to be a problem on the Ranch. We have rules to prevent this and, if they are enforced they protect wildlife, minimize the annoyance of barking dogs, control the annoyance of walkers and drivers and other canine nuisances. Unfortunately the common property committee is proud of their record of no action and that they have created a cumbersome bureaucratic paper requirement that makes it unlikely that any complaint will ever require any action. We have a serious dog problem, and it will never be solved unless the Board requires that the responsible committee solve the problem instead of ducking it.

Bible Camp Road. A couple of weeks ago in a conversation with Bill Mashaw I learned that the Bible Camp will have a new director this year. The director had approached Bill inquiring about the possibility of the Camp buses accessing their area from Falls Creek Ranch rather than from the lower entrance. The new Director was of the opinion that it would be a better road surface to approach from above than from below. Bill advised him that this was a Board matter, and it was his view that they were unlikely to grant such permission. Bill and I drove the length of the escape road and it was our opinion that it was about as bad below the Camp as above it. Bill indicated to me that he would communicate this survey and our opinion to the new Director. In addition I am reasonably certain that we would not want to give such permission in any event.

I had suggested, before we looked at the road, that it might well to suggest to the Board that it would be a neighborly gesture to offer to use our grader to make some improvement on the lower part of the road. However, after seeing the condition of the road, it is probably too far gone to be improved by a grader, even if it could be driven down there. Gary would probably have an opinion on that.

I thought you should have this information, in case the Board is approached on the matter.

Escape Road Security. When Bill and I drove the escape road we learned that while there are about six locks on the lower gate, none of them are effective because only one end of the chain is secured. Further, why are there so many locks? Who do they belong to? It seems to me there should be only three: FCR, National Forest and the Bible Camp (possibly a fourth for mosquito control vehicles).

Recently someone entered the National Forest by vehicle to an area about 100 yards below Deterding's house and cut and removed six or eight trees, leaving slash and some broken smaller trees behind. This is the first time this has occurred to my knowledge.

In this instance, from my examination, it appeared that most and possibly all of the trees were dead, most likely from pine beetles. I checked with the Forest Service who advised me that anyone who has been issued a permit by

them to cut trees for firewood (as these trees had been), has a right to cut dead trees anywhere in the National Forest. Unfortunately they do not have the manpower to monitor this activity.

In the past cutting in proximity to the Ranch has not been a problem; probably because of adequate locks on the lower gate. In this particular case, it would appear that no harm was done (other than leaving the slash), and probably some good, since these appeared to be beetle killed trees. Nevertheless, since the Forest Service cannot police this area, we should at least make an effort to control access through the lower as well as the upper gates with appropriate locks. **Watkins Property.** Are you aware of the terms of the agreement with the Watkins (as well as High Meadows and the miners) which limits the use of that land to not more than twelve (at least that is my recollection) residences? It is my understanding that current La Plata County rules limit residences depending upon well water to one per three acres. It is possible that the area in the vicinity of FCR, which would include the Watkins property, could be restricted to a density more consistent with that of FCR in the land use plan now under development.

At twelve units, that 35 acre parcel could be worth over one million Dollars or even substantially more. Purchase at those prices seems out of the question. If FCR bought it, what could be done with it? At least we have an agreement on that property that will prevent high density building. What if the Forest Service would make a trade using other land adjoining FCR (most likely to the East) with someone with whom we have no agreement. This could be a real problem. A more worthwhile endeavor would be to make a trade with the Forrest Service to straighten the eastern boundaries.

I think that's enough for now. Thanks for your patience in reading this far.

Copies to: Clif Buchfink, Marge Rebovich, Steve Gills, Jill Camp, Don Brown

April 17, 1996

Minutes of the April Meeting of the Board of Directors Falls Creek Ranch Association, Inc

The meeting was called to order by Clif Buchfink at 3:04 PM

Present were: Clif Buchfink - President, Marge Rebovich, - Vice President, Don Brown - Liaison, Steve Gillis - Treasurer, Jill Camp - Secretary

Minutes were approved.

Treasurers Report - The road notes were paid and 4 notes totaling \$10,000. are due next year. Assessments are all current. We need to pay Jack Kemmerly \$2250.00 for carp for the lake. Jack was able to get a discount by buying the carp before the price was increased. Steve had prepared a draft for the new budget, which we reviewed.

Liaison Report - Gary worked on the roads; surface gravel has been spread and graded, and some roads have been widened and improved. He will do more work on the roads when we get some rain.

Gary has been contacted by the Forest Service regarding the "No Hunting" and "No Trespassing" signs that were put up just before hunting season last year. Some of the signs had been placed on Forest Service land and they were upset about it. They took the signs down. Don Brown will look into having the signs replaced in the proper areas.

Some complaints were received about the new dumpsters because the lid is very heavy and the side doors are not as effective when the dumpster is full. People continue to put boxes into the dumpster without breaking them down. This takes up extra room which is badly needed. Don will talk with Howard Morris from the Utilities Committee regarding other options.

Gary would like the board to consider letting him put a fence up in his front yard to protect his dogs. His family is concerned about the speeding that occurs in front of the ranch house. It was agreed Gary could put up a dog run in the back of the house

Utilities - No report. Budget was submitted

Common Property - There have some concerns addressed by ranch residents regarding the proposed spraying and it was decided that we would review other options and get more information before the spraying would begin in force. Marge had received some information from the National Pesticides Telecommunication Network (NPTN) that addressed some of the concerns. Kelly Lupton has also been doing some research on various other options. Clif will contact Ken Marshall and Kelly to have them present more information at our next meeting.

Just as a reminder please review the Fire Reduction Plan before you begin cutting down trees and oak brush near your property to ensure you are in compliance

Architectural - Approval has been given for a room addition at the Lucie/Southworth home at 410 Snowshoe Lane.

Security - no report

Road- John Ritchey submitted his budget along with his resignation as chairman. We have not decided if we will accept his resignation or not. What a loss! John has done such a great job for such a long time

Old Business - No update on Dr Watson's property

New Business - No camping is allowed on the Forest Service land just below the ranch. If anyone wishes to report violators the number to call is 884-1417 from 8 to 5, Monday through Friday. Sharon Hatch from the Forest Service can also be reached from 8 to 5 at 385-1285. If you need to report someone on the week-end or after hours the Sheriff will respond.

Speeding continues to be a concern on the ranch, and there has been an open fire reported. It was not a home owner but a guest, and they quickly put it out when they were told. Remember, please make sure all guests, and renters know what is allowed. Please review your covenants.

The next meeting will be held at the First National Bank main floor conference room on May 22, 1996.

The meeting was adjourned at 5:02

Respectfully submitted, Jill Camp

April 20, 1996

Dear Ellis;

Thank you for your letter of April 10,1996. The contents were discussed during the board meeting held on April 17th.

The board's reaction to the points made in your letter are as follows:

County planning: The board is aware of this activity and wishes to be kept informed as to the progress of the county planning. We appreciate the interest on the part of yourself, Reid, Bill and your wives. We would welcome discussion at our next board meeting and will contact you prior to the meeting to set a time. The Board suggests that in order to encourage the Collins to become more involved in ranch affairs they be asked to unofficially represent the ranch at future County planning meetings and keep the board informed of their progress.

Dumpster: In view of the several complaints received relative to the new dumpsters, Howard Morris is looking into the matter and will hopefully resolve the matter in the near future. One possibility is to replace two of the dumpsters with ones having light plastic lids such as the one already in place

Dogs: The board feels that the current method of control is adequate. If the form is completed and given to June Kemmerly she has not to our knowledge failed to take corrective action. If residents will not take the responsibility to make a report in writing neither the committee nor June should be held responsible. If complaints are being made to June and no action is being taken then the board will look for alternatives.

Bible camp road: Don Brown has also had conversations with the bible camp director relative to their use of FCR roads to access their camp but made no commitment pro or con. The Board is not in favor of allowing the use of our roads to access the camp based upon the limited information received.

Escape and security: No one knows to whom all of the locks belong. Frank Farrell will be asked to investigate and attempt to find out which locks should be removed. One solution might be to remove all locks except FCR's and wait for complaints.

Watson property: According to the agreement signed by the Watson's on June 21,1988 no more than 8 single family residential units may be constructed on the property. The board received a report from Bill Mashaw and Reid Ross relative to the need for FCR to acquire or in some way maintain control over the utilization of the property after the demise of the Watsons. Danny Ehlers is looking into possible alternatives to achieve these ends. At present Mrs. Watson is reported to be reluctant to discuss the matter.

Sincerely yours, Clif Buchfink

cc: Don Brown, Jill Camp, Steve Gillis, Marge Rebovich

May 22, 1996

Minutes of the May Meeting of the Board of Directors, Falls Creek Ranch Association, Inc.

The meeting was called to order by Clif Buchfink at 3:04 pm.

Present were: Clif Buchfink - President, Marge Rebovich - Vice President, Don Brown - Liaison, Jill Camp - secretary, Bill Bales, Karl Deterding, Frank Farrell, Mark Galbraith, Lisa Govreau, Jack Irby, Jack Kemmerly, June Kemmerly, Kelly Lupton, Ken Marshal, Ellis Robinson, Ray Turner. Minutes were approved from the April meeting.

Utilities Committee - Ray Turner gave a status report on the water system. As part of a regular water system check the first weekend in May it was discovered that our water use was above normal for this time of year on the lower system. The system was watched and checked again and it appeared there was a leak and/or over usage of water. We ran out of water on the upper system in early May due to sudden unprecedented water usage.

The upper system uses about 5,000 gallons a day in the winter months and about 15,000 gallons a day in the summer months. An average May would be about 6,000 to 8,000 gallons per day. The upper system used close to 20,000 gallons of water per day in early May.

The lower system has three leaks. A small leak at Starwood and Main (about 2,000 gallons a day) was due to a failing valve and has been corrected. There is a leak on Snowshoe Lane which has not been found yet. We are losing about 5,000 gallons a day. This is most likely due to the use of a hydrant on Falls Creek Main by a commercial water truck when we were watering the roads down in preparation for the magnesium Chloride. If a hydrant isn't turned on and off properly it can burst pipes anywhere there may be a weakness along the line. The third leak was at the Freibergers' home on Sunrise Lane. The filter for their solar system broke and about 21,000 gallons of water a day flowed into their home for four days until it was discovered and turned off.

Even without the leaks we are using July levels of water in May. The lower system is using about 24,000 gallons of water a day without the leaks when the normal usage for this time of year is about 15,000 gallons. As the leaks were discovered and fixed our usage actually went up. When the sign was posted indicating there was a concern about the water, enough people curtailed their water usage to bring the levels down. As soon as the word got out that some of the leaks had been fixed it seems everyone went back to the heavy water usage.

The water level in our wells is as low now as it usually is in November. This is due to the excessive use and the low aquifer due to the lack of moisture last winter and no rain this spring. Aquifer levels should be at the highest levels now. We don't know how low we can go to before we run out of water. The level in the upper well has dropped from

90 to 125 feet below the surface in the last month. It seems that the water table will not receive adequate spring runoff this year to support "normal" water usage, let alone the amount we are now using. It is critical that we all conserve water immediately or we may run out.

The board feels that if there is not a real effort made by everyone to conserve water we may need to install meters on every home and charge for excessive usage.

Herbicide Weed Control - Clif opened the discussion with a statement that he felt the board should not make the final decision on this issue but put it before the residents for a vote.

Ellis Robinson said he felt this was a decision the board should make. That's why we have a board, to make some of the unpopular, tough decisions. He stated he had mowed last year and that it didn't seem to help.

Mark Galbraith reminded everyone that control of certain noxious weeds has been mandated by the county and that if we don't take care of it they will come onto the Ranch and spray for us. He said we would be more careful than they would. He said a few men had spent a lot of time last year mowing and that they felt the weeds were getting worse.

Marge expressed her concern as a health care provider. She had contacted the Environmental Protection Agency and talked to a toxicologist. Marge was told that even though they have not withdrawn their approval of 2,4,D they are conducting two additional studies. Marge had distributed this information to ranch residents prior to the meeting.

Ken Marshall stated he feels we have a very small vocal minority trying to control the ranch. He said the same people are always complaining. "There are doers and there are complainers" and that the complainers are very rarely the ones out doing all the work around the ranch. He doesn't feel that spraying for 5 days in 5 different areas presents that much of a risk. He was very upset about the "11th hour uproar" to the spraying issue. Ken said two of four forms of control need to be used to control the noxious weeds; chemical, biological, cultural, or mechanical. The board approved the application of the spraying in February. We will not be using a vast amount of chemical. We will not be spraying day after day. We are using mild chemicals

Ellis said he didn't feel the board could be held liable for using approved chemicals as Kelly had mentioned in his letter to the residents. Ellis said he felt we should spray this one time and see if that might take care of it.

Kelly Lupton said he hadn't realized that we were going to be spraying until very recently. That was why he hadn't done something sooner. Marge said that the February minutes were two months late in being distributed and that

was why he hadn't known about it. Kelly was asked if he had any other options for control of the weeds besides spraying and he said he was still waiting for more information. Kelly said he had an adverse reaction to the 2,4,D when he used it last year and was told by his doctor not to use it again. He feels we need to present this issue to the entire ranch.

Karl Deterding asked if it would help if we clear the meadows, plow them, and then reseed. Ken didn't feel it was reasonable

Ken felt he would most likely not be involved in this issue after this year. He said it is time for some of the people who are against the spraying to come up with another solution to control the noxious weeds. It just isn't worth the attacks and the bad feelings. He has spent many hours for several years trying to eradicate this problem and it's time for someone else now.

Jack and June Kemmerly feel we should do the spraying this year and get additional information before we make a decision for next year. Jack commented they, probably more than anyone else on the ranch, are aware of the risks which may accompany spraying.

It was decided after about 1-1/2 hours of very emotional discussion that the board would make a decision. The guests left.

Jill told Marge that the minutes have always gone out prior to the next board meeting and that they had never been two months late. Clif concurred and Marge apologized for her statement.

It was decided by the majority vote that we would go ahead with the spraying with a slight adjustment. The spraying would begin next Tuesday, May 28, 1996 and we will not be spraying along the road where many people regularly walk. Clif phoned Ken and he said that schedule would work for him. Clif will get together with Ken tonight and make the changes on the bulletin so we can get it posted tomorrow.

Treasurers Report - Clif had a copy of the budget Steve had prepared and it was approved by the board. The budget will be mailed out by 6-7-96 with the notice of the annual meeting.

Liaison Report - Gary has been doing road maintenance and a few days were spent watering the roads in preparation for the magnesium chloride application. It was during this time we had an accident with the dump truck. A ranch resident was driving the truck at the time. The truck went off the road and incurred about \$4000.00 in damage.

We have new dumpsters. There are two 8 cubic feet dumpsters and one 6 cubic feet.

Common Property - Covered above in herbicide weed control. It was also suggested that everyone review the Fire Reduction Plan. The fire danger is very high this year.

Architectural - no report.

Security - no report.

Road - No report.

The next meeting will be held at the First National Bank main floor conference room on June 12, 1996.

The meeting was adjourned at 6:10.

Respectfully submitted, Jill Camp.

June 10, 1996

FALLS CREEK RANCH ASSOCIATION, INC.
6350 FALLS CREEK MAIN
DURANGO CO 81301

To: All members of the Falls Creek Ranch Association, Inc.
From: FCR Board of Directors
Re: Information for the Annual Homeowners Meeting

The Falls Creek Ranch Association Meeting will be held Saturday, July 13, 1996 at 10 am with the potluck picnic to immediately follow. The meeting will start promptly at 10am .

Please arrive early to turn in your proxy and pick up your ballot from a Board Member. If you are unable to attend, PLEASE return your proxy to any FCR Association Member so that a quorum is assured.

Enclosed is a copy of the proposed fiscal budget for the next year for your review. Highlights include:

- The assessment remains the same as the previous two years The amount includes \$170.00/lot for year four of the water system capital improvement plan.
- The road budget is decreased from \$34,000 to \$24,000 as the rebuilding of interior roads is essentially complete. Unfortunately for the Ranch, John Ritchey has decided to resign as the Chair of the Road Committee. He has done a truly exceptional job. After next year, the debt for road construction is paid off.

For the potluck:

Please bring your own table service, a dish to share, and folding chairs if you wish. The Association will provide burgers, hot dogs, chicken, condiments, and beverages.

Thank you in advance for your cooperation. If you have additional questions, please call Steve Gillis, Treasurer of the Board, at (970)247-7892.

June 12, 1996

Minutes of the June Meeting of the Board of Directors Falls Creek Ranch Association, Inc

The meeting was called to order by Clif Buchfink at 3:05 PM.

Present were: Clif Buchfink - President, Don Brown - Liaison, Jill Camp - Secretary, Steve Gillis - Treasurer, John Snyder, Dave Carpenter

Minutes were approved from the May Meeting.

Don Brown introduced John Snyder and Dave Carpenter. They are representatives from the Whispering Pines Bible Camp. John presented a written plan requesting approval for access to camp from our road off Mason Cabin Road. A discussion was held and some of the main points were:

- * They want access in the case of an emergency such as fire or medical emergency.
- * Dave and his wife will be staying at the camp year round trying to deter vandalism - they felt in the winter months it may be easier to get out by our road.
- * They want a lock of their own on our gate - and we can have one of our locks on the lower gate.
- * They are being required by their insurance company to provide another exit from the camp.

We told them we would review their request and get back to them. Don will rewrite the request. We are not comfortable with the wording and would like it clearly stated that this would be for emergency only. We do not want traffic on the road. We felt their lower road would be easier to clear in winter than ours.

Treasurers Report: We are on budget. Diane Bilyou, our bookkeeper, will be paying Ranch bills starting August. She will provide a summary at the end of the month for review. This will reduce the work load for the treasurer. We will be paying her \$200.00 a month. The system Steve Gillis has set up will make this a smooth transition.

Liaison Report - The dump truck was returned and is now operative. The body work still needs to be done. Gary will be doing some of the work himself. Gary's work this last month has been:

- * Planting trees near the entrance.
- * Removal of trees from the spillway at the dam.
- * Helping the Utility Committee searching for leaks.
- * Gary put up the corral fencing near the ranch house which was approved several months ago.
- * Gary continues to express his concern regarding the speeding at the ranch entrance and in front of his home.

Utilities Committee - There are still two water leaks on the ranch. One near Dyke canyon and one near Mason Cabin Road. We are losing about 5000 gallons a day between the two. The committee has prepared an Emergency Water Action Plan Recommendation:

- * Hired a consultant. Westwater Associates
- *Test and optimize the mechanical operation of the well/pump system.
- *Determine water delivery performance of existing wells and aquifers.
- *Formulate geologic model of existing aquifers including recharge source and potential
- *Keep costs under control.

The need to conserve water is still very high. We all need to be very frugal where water is concerned.

Common Property Committee - The board was presented with a request for additional hand spraying by Ken Marshall for a few specific areas. The request was denied based on the decision reached at the last meeting. Clif will prepare a letter to the Common Property Committee requesting they prepare a plan for weed control. The plan should include various methods of accomplishing the goal. The recommendations should be submitted to the board by January '97. Anyone interested in helping with this project should contact Mark Galbraith, or any other member on the Committee.

Monuments have not been placed in the dam as required by the State in the dam inspection. Clif will check with Jack Kemmerly as to the status of the monuments.

Architectural: The placement of an entrance post structure similar to the one at High Meadows will be presented at the annual meeting for a vote by the residents. It has been suggested by the Sheriff's Department that it may be a deterrent to keep trespassers out.

Security - A couple of people have been observed camping on the Forest Service Land.

Road - Magnesium Chloride will be placed on the road within the next couple of weeks. It will be placed mainly on hills. We will hire an outside water truck if we don't get rain.

Marge Rebovich has resigned from the Board. She was missed at this meeting. Marge has contributed a lot to the board for the last three years and for that we thank her

The next meeting will be the Annual Meeting on July 13, 1996 at the picnic area at 10:00 A.M. See you all there.

The meeting was adjourned at 5:15. Respectfully submitted, Jill Camp

JULY 13,1996

FALLS CREEK RANCH HOMEOWNERS ASSOCIATION ANNUAL MEETING

Due to rain the annual meeting was held in the fire station. Thank you Barbara Lawson and Roger Wilson for cleaning it out for us all. President Clif Buchfink welcomed everyone. The minutes for the July, 1995 meeting were read and approved.

Treasurers Report: Steve Gillis reported \$156,00000 was taken in this year and \$156,000.00 is expected to be spent. We have \$41,000.00 in a money market account at 5%. Steve told everyone assessments would remain the same for next year. Everyone had been sent a copy of the new budget.

Common Property Report: Given by Steve Gillis.

*Pine beetles appear to be under control at the moment.

*Spraying of herbicides has become a controversial issue. We will be doing minimal spraying the rest of the year and come up with a comprehensive plan for next year.

*Fire hazard is of great concern this year due to the extreme dry conditions, especially along the rim. The committee is looking at several options.

Ken Marshall was acknowledged for his dedication to weed control and all the many hours he has spent in this area

Jack Kemmerly reported on the condition of the lake. He reported the lake is very low. Jack said he did release too much water this year in anticipation of the snow run off that didn't happen. We are required to release a certain amount over the falls into Animas Valley to satisfy the needs of homeowner Ruby Zink. Next year Jack said he will check on the snow pack before he releases extra water. The snow pack was 12% of normal this year. No trout were stocked in the lake this year, but he did add 250 grass carp. Jack said we shouldn't have to add any more for 2 or 3 years

Animal control was addressed. Dogs should be under voice control and not running loose. Pet violations need to be made in writing to the common property committee. Courtney Barr has forms available. Barking dogs continue to be an issue.

Utilities Report was given by Howard Morris. Installation of the 6 inch water line was completed in the meadow east of the Vandenberg's house, and came in under budget. Good job by Howard, Ray Turner, Gary Wilbur and all the "slaves". The second 66,000 gallon tank will be installed next year. Availability of water is of great concern in light of the

problems we had this spring. West Water Association from Montrose will be conducting a study of our wells at a cost of \$4000.00 to \$5000.00.

We have two 8 yard and one 6 yard dumpsters. The cost is \$8000.00 a year. Lisa Govreau asked about recycling and Steve said we do have a plan in effect. We pay Community Connections \$35.00 a month to collect cans and newspapers.

Ray Turner reported on the water usage. We don't know the capacity of our aquifer. We've been plagued by many slow leaks, and have no way to measure the water level in our wells directly. Ray reviewed the Lower System Pump efficiency on charts he passed out. They covered 1994, '95, and '96 The Upper System Usage was also reviewed. Ray commented on how everyone controlled the amount of water used when notices were posted regarding heavy water use. We must be conservative with our water, Another options is to have meters installed.

Road Report was given by Jack Kemmerly for John Ritchey. \$24,000.00 is budgeted for roads for '96 - '97. Major improvements were completed for Mason Cabin and Deer trail. Magnesium chloride still needs to be applied to the hills in the ranch this year. Lack of rain has hindered that effort. Bob Strachan has volunteered to take on the position of Road Committee Chairman.

Architectural Report was given by Dennis Benadum. The following homes have been remodeled, built or are under progress: Collins, Smith, McQuinn, Sears, Kerzon, and Speiser

Liaison Report was given by Clif. Next year the job of the liaison will change and will be expanded to include liaison between officials and other contacts off the ranch as well as direct contact with the caretaker. Clif reported on the excellent job Gary Wilbur has done for us this last year. Chuck Eppinger stated that Gary saves us lots of money by the efficient way he runs and maintains the equipment. He doesn't hit and break buried lines

Beautification Committee Report was given by Marie Buchfink. Mary Patrick has set up a weeding committee. Marie said due to the lack of water this year they decided not plant flowers at the ranch entrance. She also said she was resigning as chairman of the committee.

Barbara Lawson reported on the volunteer Fire Department at the ranch. The current members are Barbara, Roger Wilson, Don Brown, and Merle Ross. She asked for more volunteers to join the team. Barbara reminded everyone that there is no parking on the dry hydrant road at the lake. She said "feel free to launch your boats from there but then move your vehicle." Roger reminded people to use the 911 number in case emergencies, and not to call the volunteers direct.

Frank Farrell reported on ranch security. He stated that security issues have been reduced. Frank feels that is because more people are using the FCR stickers. Frank has them if anyone needs one or two or more. Frank also had brochures on dog control from animal control. He encouraged people who have complaints about dogs to call animal control. No Open Fires Are Allowed On The Ranch Property. He stated his thoughts about having a gate entrance. An archway across the entrance has been recommended by the sheriff as a deterrent to trespassers. A vote was held regarding the archway gate with a show of hands. Clearly the majority was in favor! Only a couple of families were opposed. The # on the combination lock at the lower gate is 0911

Jack Irby requested approval of a lot change on his property. Four years ago he and Mary purchased their lot. The center pin in the lot was not in the correct location. When they refinanced their home last year it was discovered that part of his home is on common property. He requested that his circular lot be moved to cover his home. A show of hands approved the change. Frank Farrell suggested new lot owners have a survey done before they start to build to prevent this sort of thing happening again.

The budget for '96 -'97 was approved by everyone.

Nominations were held for the two open board positions. Those nominated were Glenn Sears, Lisa Govreau and Deanna Collins. Voting was held and Glenn and Deanna were elected in a very close race.

A presentation was made to John Ritchey who wasn't there is receive it. It was a plaque with a picture of a Falls Creek Road in 1976 and a picture of the same road in 1996. A real tribute to John's many years of hard work and dedication to the roads of Falls Creek Ranch. Thank you so much John. Glennie Ritchey accepted the picture for John.

The meeting was adjourned for the wonderful Bar-B-Q and potluck As usual wonderful food was prepared and enjoyed by all. A special thank you to Dennis and Mike Benadum for cooking outside in the rain for all of us.

Respectfully submitted by Jill Camp, Secretary

Wednesday, August 14, 1996

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

The monthly Board meeting for August 1996 commenced at 3:06 p.m. on Wednesday, August 14, 1996 in the First National Bank Executive Conference Room. Steve Gillis, Jill Camp, Don Brown, Glenn Sears, and Deanna Collins were in attendance.

The minutes of the June Board meeting were approved. The Falls Creek Ranch Annual Meeting was held in July. Clif Buchfink and Marge Rebovich went off the Board at that time. Glenn Sears and Deanna Collins were elected to the Board.

There was no formal treasurer's report. Steve Gillis will be meeting with Diane Bilyeu, bookkeeper for the Ranch, on Saturday, August 16, to issue check requirements for August accounts payable. Steve mailed out mid-year assessment letters and Diane will provide collections follow-up. A gift certificate at Duranglers Flies and Supplies was approved for John Ritchey for his 16 years of dedicated service as the Road Committee chair.

In the liaison report, Don Brown informed the Board that he had discussed with Gary Wilber his 6.5% salary increase. There has been a recent increase in the health insurance premiums which are part of Gary's benefit package. Jill Camp will research alternative options for this coverage.

Priority of the maintenance requirements for the U. S. Forest Service road was discussed. Issues relating to the priority discussed were air standards, safety and costs. Steve Gillis, Chuck Eppinger, and Ron Camp had been watering the road in preparation for badly needed grading. Glenn Sears will work with Bob Strachan, Road Committee chair, John Ritchey, former Road Committee chair, and Gary Wilber to develop detailed historical costs on maintenance of the lower road, projected costs to improve current lower road conditions, and a strategy for improvements and for coordination with the Forest Service. Don Brown will contact the local U.S. Forest Service office to discuss placement of a speed limit sign at the end of the pavement.

Glenn will also strategize with John Ritchey, Bob Strachan, and Gary Wilber to evaluate possible additional markers or railing at the sharp curve on Falls Creek Main and its impact on snow removal and other maintenance.

In response to requests for old business, Jill Camp reported results of her research of automobile insurance coverage for Gary Wilber. She will gather additional quotes for an umbrella policy and higher deductibles. The board approved that after receiving the new quotes, Jill with review by Steve Gillis would immediately authorize a new policy so that Gary could begin operating the pickup and dump truck

Don Brown reported that he had formally responded to the Church Camp requests by letter. He stated that FCR was agreeable to the Church Camp using our access road for emergencies only and that they could daisy chain a lock on the lower Gate if they chose.

The Board reviewed a letter of complaint on barking dogs from the Common Proper Committee. No action was required by the Board at this time. In response to requests for new business, the board positions were decided for the following year. Those positions are: Steve Gillis, President, Jill Camp, Vice President, Don Brown, FCR Liaison, Deanna Collins, Secretary, Glenn Sears, Treasurer.

It was decided that a chair of a FCR committee will be invited to attend each Board meeting to provide an update and discuss current issues. The chair of the Utilities Committee will be invited to the September Board meeting. It was also decided that requests would be made to have a Board member on some FCR committees. Requests will be made for the following involvement -- Glenn Sears on the Road Committee; Steve Gillis on the Utilities Committee; Jill Camp on the Common Property Committee; and Don Brown on the Architecture Committee.

The issue of the eco and bio systems impact of herbicide spraying was discussed. It was reinforced that there will be no more herbicide spraying this fall. A decision will be made on future action after recommendations are made from the committee researching this issue

It was noted that the Watsons are working with the Colorado State Forest Service in thinning trees on their land adjacent to the Ranch. It was decided that Don Brown will pursue discussions regarding thistle control on the same property in conjunction with the thinning activity.

The next Board of Directors meeting will be held on September 11, 1996 at 3:00 p.m. at the First National Bank main floor conference room. The meeting adjourned at 4:30 p.m.

Respectfully submitted, Deanna F. Collins, Secretary Board of Directors for the Falls Creek Ranch Association, Inc.

September 11, 1996

Minutes of the September 1996 Meeting of the Board of Directors Falls Creek Ranch Association, Inc. The meeting was called to order by Steve Gillis at 3:09 p.m. at the First National Bank main floor conference room.

Those in attendance were: -Jill Camp, FCR Vice President -Deanna Collins, FCR Secretary -Steve Gillis, FCR President -Bob Strachan - Mike Stringfellow. The minutes of the August Board meeting were approved.

In the treasurer's report Steve Gillis reported that the transfer of all paperwork and functions had been transferred to Glenn Sears, the new FCR treasurer.

Jill Camp presented the liaison's report for Don Brown. As follow-on to the August meeting, Don had talked with the owner of the Watson property regarding weed control. Mrs. Watson indicated that she would appreciate any actions taken on the Ranch for weed eradication be used on her property as well. Don also had talked with the U.S Forest Service about placement of a speed sign on the Forest Service road. The Forest Service will provide the sign and FCR members will install it. Gary Wilber is getting markers to be placed at the sharp curve on Falls Creek Main. Gary's family have completed their move onto the Ranch. Ken Marshall mowed the meadows during September before the existing thistles had completed seeding to reduce efforts for weed control next year.

In response to monthly committee reports: Bob Strachan, Chair of the **Road Committee**, was in attendance to discuss issues with the lower Forest Service road. There was discussion regarding safety and dust pollution from the road and requirements to improve the quality of the road. There was a request from the committee and approval for a meeting with the Board prior to meeting with the Forest Service to discuss the road conditions and possible solutions. Members of the **Utility Committee** will be at the October Board meeting to provide an update on activities and results from the hydrologist's report. In the past week, tests were made on the wells in an attempt to stress the aquifers to determine effects on water levels and recovery of the aquifer. The **Common Property Committee** has scheduled a meeting for September 12 to discuss fire safety on the Ranch. Bill Romme, consultant from Ft. Lewis College, and Ron Klap, U.S. Forest Service, will be in attendance.

There continues to be an ongoing problem with barking dogs. Members of the CPC have met with the owner of the dogs and the complainants.

The **Security Committee** has had new decals printed for FCR residents cars. A special thanks to Marie Buchfink for the beautiful design. Frank Farrell is distributing the decals and will help in installing the decals if you need assistance. Those residents who have not received their new decals should call Frank at 247-58922

In addition to the old business covered during the committee and liaison reports, it was reported that Gary Wilber currently had insurance coverage for operation of all Ranch vehicles. Steve Gillis had discussed health insurance coverage with Gary and it was agreed that the existing coverage will remain in effect.

The next FCR Board of Directors meeting will be held at the First National Bank main floor conference room on October 9, 1996 at 3:00 p.m. The meeting adjourned at 4:00 pm .

Respectfully Submitted, Deanna F. Collins, Secretary, Board of Directors for the Falls Creek Ranch Association, Inc

October 9, 1996

Minutes of the October 1996 Meeting of the Board of Directors Falls Creek Ranch Association, Inc.

The meeting was called to order by Steve Gillis at 3:00 p.m. at the First National Bank main floor conference room.

Those in attendance were: Deanna Collins, FCR Secretary - Steve Gillis, FCR President - Glenn Sears, FCR Treasurer. The minutes of the September Board meeting were approved.

In the **treasurer's report**, Glenn Sears reviewed the previous two months transaction detail and current balance sheet. He will ask the Ranch bookkeeper to prepare monthly spreadsheets showing actual vs budgeted expenditures and generate cash flow and accounts receivable reports.

In the **liaison's report**, Don Brown had sent a report that minor body work will be done on the dump truck in November and that it will be ready for plowing and sanding when needed.

In response to monthly committee reports:

The **Road Committee** reported that Bob Strachan, Road Committee Chair, John Ritchey, Denny Ehlers, and Dave Smith will be meeting with the U.S. Forest Service at their request on December 4, 1996. They will discuss FCR and U.S. Forest Service responsibilities in maintaining the lower forest service road. The U.S. Forest Service paid for the gravel that was spread on the road the first of October, and are providing two culverts which Gary Wilber will install.

Speeding has been observed on the Ranch, particularly at the entrance and by the mailbox area. We request that residents and their guests maintain the posted speeds and be conscious that Gary Wilber and his family are living in the house near the mailboxes. The road committee has decided to leave a couple of inches of snow on the roads this winter and sand it heavily rather than plowing down to the road base. They will use this approach to see how effective it is and try to minimize the impact on the road base itself.

The Utilities Committee reported that the well testing is going slower than originally planned. All the Information they have is preliminary, but they expect to have results from the tests and recommendations by the November meeting. Water usage was up in September compared to previous years. We would like to request that FCR residents remember that we still are in drought condition and to continue to be conscious of their water usage.

The Common Property Committee met on September 12, 1996. Complaints of barking dogs have been responded to by property owners and there are no outstanding issues at this time.

Bill Romme, Ft. Lewis College, and Don Klapp, U.S. Forest Service, attended the CPC meeting in September to discuss fire control issues. On October 8, they joined Karl Deterding, Reid Ross, Bill Wilson, Glenn Sears, Mark

Galbraith, Allen Clay, Chief of Animas Fire Protection District on a walk along the east ridge of the FCR and Forest Service property to evaluate fire protection approaches. A report of their observations and recommendations will be generated

Steve Gillis signed a letter to Ranch residents requesting participation on a Weed Control Planning Sub-Committee. A recommendation to the Board for weed control in 1997 will be made in January 1997.

The Board discussed two properties - the Watson property and the 80 acre tract of Forest Service land -- adjacent to FCR that could be traded or sold at some point in the future. Steve will send a letter to the CPC requesting them to look into potential problems and options that the Ranch may have.

Frank Farrell, Chair of the **Security Committee**, asked that residents be reminded that there is a restriction against any open fires on the Ranch. A bonfire was recently seen. Also Frank posted again this year the no hunting or discharge of firearms sign. If you see anyone on the Ranch in violation, please call Frank or the County Sheriff.

There was no report from the **Architecture Committee**.

There was no **old business**.

In response to request for **new business**, a letter from Jack Irby regarding managing weeds in the lake was discussed. The weeds in the lake are more obvious this year because the lake is down and as the carp in the lake age. They reduce their weed consumption. Steve Gillis will ask the CPC to formulate a long-term lake management plan working with Jack Kemmerly and Jack Irby.

It was discussed and unanimously decided that the Oktoberfest should become an official Ranch event occurring on the first Saturday of every October. There was a large turnout this year and the weather cooperated with the aspens and cottonwoods peaking and a crisp clear sky. Many thanks to Mary and Glenn Sears for hosting the event for the past several years. We hope they will continue to help organize the event.

The next FCR Board of Directors meeting will be held at the First National Bank main floor conference room on Friday, November 22, 1996 at 3:00 pm. The date change is necessary because of travel conflicts. The meeting adjourned at 4:30 p.m.

Respectfully Submitted, Deanna F. Collins, Secretary Board of Directors for the Falls Creek Ranch Association. Inc.

November 22,1996

Minutes of the November 1996 Meeting of the Board of Directors Falls Creek Ranch Association, Inc.

The meeting was called to order by Steve Gillis at 300 pm on Friday, November 22, 1996 at the First National Bank main floor conference room. Those in attendance were - Don Brown, FCR Liaison - Jill Camp, FCR Vice President - Jack Campbell - Deanna Collins, FCR Secretary - Steve Gillis, FCR President - Howard Morris - Glenn Sears, FCR Treasurer .

The minutes of the October Board meeting were approved.

In the **treasurer's report**, Glenn Sears reported that two FCR members have not paid their dues for 1996. The Ranch bookkeeper is still working on preparing spreadsheets-that show actual vs budgeted expenditures for the current month and year-to-date.

In the **liaison's report**, Don Brown reported that the truck repair work is complete. The Ranch has also received the road sander. As reported in the October minutes, when clearing after a storm a few inches of snow will be left on the roads and then only icy spots on slopes and curves will be sanded. The sanding is most effective on ice or packed snow. Gary Wilbur will not necessarily sand after every snow storm in order to conserve the sand that was acquired for this winter. If you know of a spot that was not sanded after a storm and you think it needs it, call Gary Wilbur, Don Brown or another Board member.

As the Ranch house ages, it is in need of more repairs and upgrades. The electrical wiring needs to be inspected for safety. An additional phone line has been installed in the shop to prevent use of the private line intended for the Ranch house. Because of Gary's skill and expertise, there have been ongoing requests for him to provide services for individuals on his own time using Ranch equipment. He will not be available to provide additional services at this time. There has been an unusual amount of moisture during the past few weeks which have prevented the slash pile from being burned. As soon as the conditions are suitable, it will be burned.

The Ranch purchased three reflective arrows which were installed at the sharp curve by the lake. Someone pulled down, at least twice, the sign Gary had mounted on a metal post and placed in the middle of the curve. If anyone has a concern about the arrows being placed on the curve, please contact a Board member.

The **Utilities Committee** was represented by Howard Morris, Chairman, and Jack Campbell. Howard reported that the utilities maps had been updated. A new pressure tank is needed in the Ranch house. On November 20, 1996, The transfer line ruptured causing the lower tank to empty and some homes to be without water. Ray Turner

isolated the section of line where the leak was the night of November 20. Ellis Robinson, Bob Strachan and Joe Friend worked with Gary Wilbur all day on November 21 to locate the exact spot of breakage. We lost 20,000 gallons of water in a 24 hour period

Jack provided an update on the aquifer study. The Ranch's existing wells which tap into two totally separate aquifers are 20 years old. Cameras were placed down the three wells and tests were run. The main lower well is fractured and could easily be polluted. Monthly bacteriological tests are performed as required by the State. The upper well has the pump hanging below the casing, but it does not appear to be causing any problems at this time. Overall, the availability of water appears to be good and the wells are solid mechanically. However, we do not know the recharge cycle of the aquifers. Are we using the water faster than the wells are being replenished? The committee will continue to run tests on the wells to determine the long-term viability of our water supply. In the meantime, residents are asked to continue to conserve water because of unanswered questions and because it's environmentally sound.

The **Common Property Committee** met on November 20 with rim lot owners to discuss a proposal for a demonstration prescribed burn on the east rim of the Ranch. Dan Ochocki, Colorado State Forest Service, and Bill Romme, Ft. Lewis College ecologist, were in attendance to discuss procedures, advantages, concerns, and to answer questions. At the end of the meeting, a vote was taken to proceed with planning for a 21 acre control burn. Sixteen voted in favor, 2 abstained. Plans will proceed in accordance to the 1994 Falls Creek Ranch Fire Damage Reduction Plan. It was also decided to have a meeting in February of the general membership to review the proposal, solicit input and respond to questions.

There were no reports from the **Road Committee**, **Security Committee**, or the **Architecture Committee**. There was no **old business**.

In response to a request for **new business**, concerns of violations of the FCR Protective Covenants by home renters on the Ranch was discussed. It was decided that a letter will be sent out emphasizing the need for renters to abide by the Protective Covenants and notifying members that the leasing covenants will be enforced.

Bonuses were approved for support staff of Falls Creek Ranch.

The urgent need for new volunteers for the Animas Volunteer Fire Department was discussed. The Ranch has only one volunteer to respond to fire calls - Roger Wilson. It requires a minimum of two people to use the fire truck and the foam machine. Without additional volunteers, we have emergency medical response but no onsite fire fighting.

capability. Any residents who have an interest in volunteering are encouraged to talk to Roger Wilson or Barbara Lawson. If enough interest is expressed, we will schedule an information meeting after the first of the year.

There will be no December 1996 Board meeting.

The meeting adjourned at 4:50 pm.

Respectfully Submitted, Deanna F Collins, Secretary, Board of Directors for the Falls Creek Ranch Association, Inc.

Board of Directors, Falls Creek Ranch Association, Inc.

JANUARY 8, 1997 The meeting was called to order by Steve Gillis at 3:00 p.m., 1997 at the First National Bank main floor conference room.

Those in attendance were: Jill Camp, V. President - Deanna Collins, Secretary - Steve Gillis, FCR President - Glenn Sears, Treasurer

The minutes of the November 1996 Board meeting were approved with the clarification that there is little risk of contamination in the main lower well because of the protection from pollutants that the Ranch has on the west boundary.

Treasurer's report - Glenn Sears distributed copies of the Profit & Loss Budget Comparison for fiscal year 1997 that was prepared by Diane Bilyeu, FCR accountant. The comparison will provide updates of the income and expense categories, annual budgeted amount, YTD expenditures, and the amount under or over budget. Glenn will distribute the comparison report monthly to committee chairs and Board members.

Liaison's report - Steve Gillis reported for Don Brown FCR liaison, that the snow plow is working and Gary Wilbur has been using it for snow removal. The sander is also operational and it appears that we will have to purchase more sand for the roads this winter. Gary has been doing shop maintenance and has repaired two water leaks since November:

Roads Committee - is continuing discussions with the US Forest Service on S. Forest improvements on the lower road. The next meeting is scheduled for January 14. Glenn Sears suggested that the Road Committee also consider approaching the County to share costs improvements and maintenance on the Forest Service road.

Other - Mary Sears has accepted the position as co-editor of the FCR Peek working with Katy Freiburger. She will be replacing Mary Robinson. Mary Wilson has accepted the position as chair of the Beautification Committee replacing Marie Buchfink. We would like to thank Mary Robinson and Marie Buchfink for their contribution to the Ranch in the past and hope we can continue to use their talents in the future.

Utilities, Security, Common Property, Architectural Control Committees, no reports.

Old business - The Board reviewed a flier to be distributed requesting volunteer fire fighters and emergency medical technicians. A letter to all members requesting adherence to the FCR Bylaws regarding renters and an update on the controlled burn proposal are to be distributed to FCR members.

New business - There appears to be increased usage in the lake for winter sports in addition to the summer usage we typically experience. It was suggested that we consider placement of an emergency phone at the sand beach by the

lake. Glenn was told that if FCR dug the trench for the line there would be no additional costs for an emergency phone. Glenn is to determine what equipment, such as a rope, that needs to be placed by the lake for potential emergencies. The costs of a water hydrant and hose located where it could be used to flood the area of the lake used for ice skating in order to smooth the surface will be also evaluated.

The next Board meeting will be held on Thursday, February 13 at 3:00 pm.

The meeting adjourned at The meeting adjourned at 4:00 p.m.

Respectfully submitted, Deanna F. Collins, Secretary, Board of

Note: Thanks to Barbara Lawson and Roger Wilson for bringing us holiday cheer by decorating the fire station at the Ranch entrance with lights.

The week of January 12th the Ranch had over 60 inches of snow. Gary Wilbur did a great job of keeping the roads clear under adverse conditions and equipment problems. A special thanks to all those Ranch residents who helped with snow removal and other issues related to the storm, especially Dennis Benadum, Ron Camp, Chuck Eppinger, Frank Farrell, Steve Gillis, Barbara Lawson, Ken Marshall, John Ritchey, Glenn Sears, Bob Strachan and Ray Turner.

Board of Directors, Falls Creek Ranch Association, Inc.

FEBRUARY 13, 1997

Meeting was called to order by Steve Gillis at 3:00 p.m at the First National Bank main floor conference room.

Those in attendance were Don Brown, Liaison Jill Camp, Vice President Deanna Collins, Secretary Steve Gillis, President. Glenn Sears, Treasurer

The minutes of the January, 1997 Board meeting were approved.

Treasurer's report - Glenn Sears reported that year-to-date expenses for the Ranch were in line with projected income and annual budgeted amounts for this fiscal year. Glenn proposed new budget categories for fiscal year 1997-98 which were approved by the Board. He will work with the Ranch accountant in the conversion to the new budget categories. Glenn will also ensure that taxes for the previous fiscal year have been amended and the correct amount paid. The Board also approved allocation of funds to provide vinyl flooring in the kitchen, dining room, and upstairs bath of the Ranch house.

Liaison's report - Don Brown informed the Board of a meeting on February 14 to discuss ongoing maintenance problems with the snow plow. Gary Wilbur has spent the past month snow plowing the roads and maintaining equipment.

- The Board recommended that a notice be sent to residents next year prior to the snow season advising them to drive cautiously when snow is being removed from the roads. Because of the blade angle, Gary must go up some one-way streets the wrong way. Also, the plow has to maintain a certain momentum to throw the snow far enough to keep the roads cleared. Discussions will be held to evaluate changing the direction of Aspen and part of Snowshoe next winter to improve safety and convenience. Berms are created at driveway entrances because of the angle of the snow plow as well. We all appreciate the roads that are cleared during the early morning hours in time to allow us to drive safely to town. Residents need to remember, however, to allow time on snowy winter mornings to clear their driveway entrances before leaving.

Roads Committee - reported that a meeting had been held with the Forest Service regarding the condition and maintenance of the lower road. A contract is being developed to define roles and responsibilities for the road in the future. A status report will be given at the March Board meeting.

Utilities Committee - held a meeting on February 69. There has been a problem with the upper tank freezing. A circulating pump will be investigated to prevent freezing and stagnation. There are plans to replace the lower tank with a larger one. Different types of tanks as well as a circulating pump will be looked at for that replacement.

Ken Marshall, **Common Property Committee**, has submitted a weed control plan for 1997. Members of the Board will review it and schedule a meeting for discussion by all interested Ranch members. Don Brown will meet with a Boulder County representative this month to discuss their experience in resolving issues of herbicide usage.

There were no reports from the **Architecture Committee or the Security Committee**

Old business - Steve Gillis informed the Board that the US Forest Service has submitted a proposal for a demonstration controlled burn. All Ranch members will receive a summary of the proposal and a meeting will be scheduled for discussion.

New business - Jill Camp reviewed quotations for Ranch insurance for 1997. It was decided to change to a new insurance provider that will give us increased coverage for lower premiums

Glenn Sears will coordinate with Mark Galbraith, **Common Property Committee**, evaluation of options to potentially obtain in the future 80 acres of U.S. Forest Service land that is contiguous on three sides to the east boundary of FCR. Ken Marshall, Dennis Benadum, chair of the Architecture Committee, and some members of that committee will be asked to assess the condition of the **Ranch house** and evaluate alternatives for repair, removal, and/or replacement of the house. They will be asked to develop a plan including costs and timeframes based upon their recommendations.

The Board thanked our new rookie firefighter - Steve Gillis - for volunteering to serve as a volunteer fire fighter. Steve has begun the training required to provide first responder care and to fight fires. We also want to thank Reid Ross for distributing on a wintry day the help wanted fliers for volunteers along County Road 204.

The next FCR Board meeting will be held on Thursday, March 13. The meeting adjourned at 4:45 p.m.

Respectfully submitted, Deanna F. Collins, Secretary Board of Directors for the Falls Creek Ranch Association, Inc.

Board of Directors, Falls Creek Ranch Association, Inc.

MARCH 13, 1997, 3:12 pm.

Present were: Steve Gillis, President - Jill Camp, Vice President - Glenn Sears, Treasurer - Mike Stringfellow, lot owner

February minutes were approved.

Treasurer's Report - All but 6 assessments are in and those may be delayed because of bad addresses.

Liaison's Report - Gary has spent most of his time snow plowing and repairing and maintaining equipment.

Common Property - A meeting was held to discuss the possibility of using sheep as a means of weed control on the meadows. Houston Lasiter, a sheep herder, attended the meeting, answered questions and addressed concerns. We may not have enough land to make it practical to have sheep. Mark asked Houston to put together a proposal as to what he could do and what the cost would be.

•Forest Fire Risk Reduction will be addressed in The Peek.

Utilities, Security, Architectural Control, Roads - no report

Communications - Suzanne Friend will no longer be doing the phone list. Thanks Suzanne for all your past work.

Mary Sears will be working on the phone list from now on.

•The Peak will have a new format and will be out April 1st.

Our next meeting will be held on April 9, 1997 in the conference room on the main level of the First National Bank of Durango at 3:00 pm.

Meeting was adjourned at 4:30 pm.

Respectfully submitted, Jill Camp

Board of Directors, Falls Creek Ranch Association, Inc.

APRIL 9, 1997 at 3:10 p.m.

Those in attendance were

Jill Camp, Vice President - Deanna Coilins, Secretary - Steve Gillis, President - Glenn Sears, Treasurer

The minutes of the March, 1997 Board meeting were approved

To provide more timely information to residents, it was decided to distribute draft Board meeting minutes prior to approval by the Board. Any modifications will be noted in the next month's minutes.

Treasurer's report: Glenn Sears distributed and discussed the year-to-date financial report. Tracking and managing the Ranch's financial accounts is time consuming and often confusing because invoices come from many individuals and the bookkeeper cannot always be reached. Any Ranch residents that qualify as a bookkeeper and are interested in keeping books for FCR for pay, please contact G/enn Sears.

Liaison's report : it was noted that Gary Wilbur burned the north slash pile on April 7. He has been grading and laying gravel on the roads and working on equipment problems.

Common Property Committee: has scheduled a meeting on weed control on April 23 at 7:00 p.m. in the Fire Station building. Weed Control in LaPlata County and potential use of herbicides in FCR will be discussed. If you attend, please bring a chair.

Roads Committee: has postponed ongoing discussions with the Forest Service until May or June

Utilities Committee: requested funds to repair water leaks when Gary and the equipment are available. The Board approved a \$2,000 advance from next year's Utility Committee budget.

Architecture Committee, Security Committee - no reports.

In response to old business, Jill Camp presented a draft letter to be sent to residents regarding requirements in the FCR covenants for lessees and lessors.

There was no new business.

The next FCR Board meeting will be on Wednesday, May 14. The proposed 1997/98 budget will be discussed and a decision will be made on weed control for the Ranch. The meeting adjourned at 4:40 p.m.

Respectfully submitted, Deanna F. Collins, Secretary Board of Directors for the Falls Creek Ranch Association, Inc.

Board of Directors, Falls Creek Ranch Association, Inc.

MAY 14, 1997, 3:00 p.m..

Those in attendance were: Jill Camp, Vice President - Deanna Collins, Secretary - Mark Galbraith, Chair, Common Property Committee (CPC) - Steve Gillis, President - Ken Marshall, CPC Weed Control Sub-Committee - John Niles

The minutes of the April, 1997 Board meeting were approved ~

Treasurer's report was postponed to a special evening meeting of the Board on May 22 where the proposed 1997-98 budget will be discussed.

Liaison's report: it was noted that Gary Wilber has been spending much of the past month working on the Ranch roads. Don Brown will be resigning from his position as liaison on the FCR Board of Directors due to health reasons. Don has served in that position almost two years. The Board, Gary Wilbur, and Ranch members are saddened to be losing Don in that capacity. Don deserves much thanks for his dedication and contribution to Falls Creek Ranch. • It was brought to the attention of the Architectural Control Committee and the Board that new flagging tape markings had been placed on lot 2. There are archeological diggings in that area. Steve Gillis will contact the owners in writing asking them to contact Dennis Benadum, chair of the Architectural Control Committee, to ensure they are aware of FCR covenants and the significance of potential antiquities in the area.

Common Property Committee was represented by Mark Galbraith and Ken Marshall. Several issues regarding tree thinning prior to a proposed demonstration burn were raised. Forest Service recommendations on how much slash can be left to be bumed and what needs to be hauled out of the proposed burn area are unknown. The issue of use of contractors for cutting and removing trees and slash and associated costs were discussed. FCR covenant 18 allows for cutting of standing trees or brush if adopted by the Board of Directors regarding fire control. The CPC rule prohibiting the removal of wood from the Ranch would require an exception by that committee if cleared trees are to be taken off the Ranch by a contractor. Trees have been marked by the Forest Service with blue paint and by adjacent homeowners with pink tape in the area of the proposed bum between the Sears' and Niles' homes on Alpenglow Drive. Interested Ranch members can survey the marked trees. Mark Galbraith will gather information for a tree thinning plan which will include information on the above issues. Steve Gillis will investigate liability issues associated with a control burn. Dan Ochocki, U.S. Forest Service, is drafting a response to a letter received raising several pertinent issues regarding the demonstration burn. Information will be sent to Ranch members about the proposed bum prior to the July annual meeting. A meeting about the proposed demonstration burn for all Ranch members was discussed. A decision

regarding what needs to be reviewed and decided at the annual meeting is pending based upon information being gathered.

- John Niles received approval from the CPC and the Board to remove marked trees around his house for fire control. Approval from the Architectural Control Committee is also required prior to tree removal on his one acre lot.
- The CPC presented a revised Weed Control Plan and budget request for 1997 and future years. The plan was prepared with input from county and university experts as well as Falls Creek residents. The plan is designed to reduce infestations of specific noxious weeds designated by the State of Colorado for control. If not controlled, these weeds will eventually exclude all other plant life in our meadows, effecting wildlife and resident use. The Plan uses all available tools for weed control including:

- Biological—LaPlata County is currently releasing insects for long term (10-12 years) control of Canada thistle and musk thistle.
- Mechanical—A pasture restorer will be used in the meadows every 4 years to stimulate grass growth. Mowing will be continued to discourage weed growth and native grass and wildflower seed will be spread.
- Chemical—EPA approved herbicides will be sprayed on 45 acres (5% of ranch property) of meadows and roadside over the next 2 years for short term control of massive infestations. Application of herbicides will be limited to 2 applications per year to be applied by trained personnel. Because of wind and weather conditions, it is impossible to specify exact dates and times of applications so a general time period will be given. Dates and locations to be sprayed will be posted ten days prior to the application period.

Any resident who does not want the roadway in front of their home treated with herbicides should provide a written notice to the FCR Board President at least 5 days prior to the posted date of spraying. Those requesting that spraying not be done in front of their homes must assume responsibility for controlling the weeds in those locations in other ways. Also, if there is a specific area that a FCR resident wants to ensure is sprayed, contact a Board or CPC member. The Utilities Committee researched the potential contamination of our water supply by herbicides. Information from CDS laboratories states that there is little likelihood of any surface-sprayed herbicide reaching our aquifers. The Board voted unanimously to accept the Weed Control Plan as amended. It is the intent of the Board and Weed Control to reduce the use of herbicides as the infestation is reduced. The Board thanks all FCR members that took part in the year-long discussion of weed control.

Road Committee, the Security Committee, or the Utilities Committee - no reports

There was no **old business** discussed.

Under **new business**, the need to fill three positions on the FCR Board at the July annual meeting was discussed. Any Ranch member interested in serving on the Board is encouraged to contact a current Board member.

The next FCR Board meeting will be on Thursday, June 19. The meeting adjourned at 5:00 p.m.

Respectfully submitted, Deanna F. pollins Board of Directors for the Falls Creek Ranch Association, Inc.

JUNE 24 1997, 7:00 pm at the Camp's home. Board of Directors, Falls Creek Ranch Association, Inc.

Those in attendance were: Jill Camp, Vice President - Deanna Collins, Secretary - Glenn Sears. Treasurer

The minutes of the May, 1997 Board meeting were approved.

Treasurer's report, Glenn Sears reported that the FCR proposed 1997-98 budget had been sent to all Ranch members with the announcement of the annual homeowners meeting.

Liaison report, it was noted that Gary Wilber has been widening Snowshoe and has replaced a culvert on Main **Utilities Committee** reported that Sheila and Gary Wilber found the leak in the meadow by the horse corral. While it was being repaired, a pressure reducing valve was also installed. The leak in Dyke Canyon was located and repaired. It is estimated that 3000 gallons per day were lost over the past year due to the Dyke Canyon leak.

Common Property Committee reported that the herbicide spraying had begun and was proceeding satisfactorily. Reid Ross had contacted the Forest Service about their plans for future land swaps of land bordering Falls Creek Ranch. They have no intentions of selling or swapping the 80 acre parcel on the east boundary of the Ranch because of the archeological sites it contains.

Reminder; Commercial dumping in FCR trash bins is prohibited. There have been at /east two incidences in the past month when building or landscaping contractors have dumped their trash here at the Ranch

The Beautification Committee conducted a successful Slash Day- actually two! Thanks to those members that worked on June 7 in the rain and those that participated on June 14. Clean up of slash was followed by hamburgers and a delicious potluck.

Architectural Control Committee, Road Committee and Security Committee - no reports

There was no **old business** discussed.

Under **new business**, the agenda items and logistics for the annual meeting were discussed. At the request of the Board, Jill Camp has agreed to serve on the Board for an additional year to finish Don Brown's term. Greg Brown and Robin Southworth have volunteered to run for the FCR Board Elections will occur at the annual meeting.

The next FCR annual meeting will be held on Saturday July 12 at 10 a.m. The announcement of the time and location of the August Board meeting will be posted on the bulletin board ten days prior to the meeting.

Respectfully submitted, Deanna F. Collins, Secretary

FALLS CREEK RANCH ASSOCIATION, INC.
6350 FALLS CREEK MAIN
DURANGO CO 81301

NOTICE OF ANNUAL MEETING

Notice is hereby given that the regular annual membership meeting of Falls Creek Ranch Association, Inc. will be held on Saturday, **July 13, 1996** at 10:00 AM at the picnic area near the corner of Starwood Trail and Falls Creek Main . Should weather be a factor, the meeting will be held at the fire station near the entrance.

If you cannot attend this meeting please complete and promptly return the proxy below. Designate Steve Gillis, Treasurer, or any Falls Creek Ranch Association, Inc. member of your choice who will be attending the meeting as your proxy so that a quorum is assured. Each lot receives one vote. Every member will receive a ballot at the meeting for each vote to be cast.

PROXY

I (We) hereby designate as my (our) proxy for purposes of voting on any or all matters that may come before the annual membership meeting of Falls Creek Ranch Association, Inc. on July 13, 1996. This proxy shall expire 45 days after its execution.

Dated this ____ day of _____, 1996

Lot owner(s)- please print _____

Lot number _____

Signature _____

Signature _____

If you use this proxy, please return it to the person you appoint as soon as possible so it can be filed promptly with the Treasurer of the Association. If Steve Gillis is appointed as your proxy, please mail it to the address below:

Falls Creek Ranch Association, Inc.
6350 Falls Creek Main
Durango, CO 81301

July 12,1997

Minutes of the Falls Creek Ranch Annual Meeting, Falls Creek Ranch Association, Inc.

The meeting was called to order by Steve Gillis at 10:10 am on Saturday, July 12, 1997 at the Falls Creek Ranch picnic area. There were over 70 residents and lot owners in attendance.

This summer the Ranch has had a number of bears foraging for food. There have been instances where they have entered houses. Pat Tucker and Drayton Harrison from the Department of Wildlife (DOW) presented on how to live in bear country. Intentional feeding of bears is illegal. DOW encourages residents to ensure that potential food sources such as bird feeders, barbecue grills, dog food, and trash bags are not left out to attract bears who can smell food 1.5 miles away. Once a bear finds an easy food source, it will continue to come back. The DOW is using several methods such as pepper cans and rubber buckshot to discourage bears. Trapping and relocating a bear is not usually successful because they will quickly return to their territory. Tucker advised us to "enjoy wildlife in a wild setting" and to not feed any wildlife, including deer, elk, wild turkeys, etc.

The DOW expressed thanks for permission to send crews to track the pair of Peregrine falcons and their young that nested on the west cliffs of FCR this spring. The Peregrine falcon is on the endangered species list.

Dan Ochocki, Colorado State Forest Service, and Ron Klatt, U.S. Forest Service, discussed fire danger and the proposed prescribed burn this fall for FCR. Ochocki said it's not a question of if, but of when our forest will burn. There have been unprecedented wildfires in the last 10 years because of a buildup of fuel from a century of no-burn policy. What we can do is attempt to mitigate the damage that will be caused when our forest does burn. Both recommended using manual manipulation of vegetation - thinning trees, cutting ladder fuel, etc - in addition to prescribed burn.

A proposal of a Falls Creek Fuels Reduction Project is available and comments are being solicited from the Forest Service. Copies can be obtained from Deanna Collins. A prescribed demonstration burn of 21 acres on the east ridge of the Ranch will cost \$4,000. Thirteen of the 21 acres will be FCR property and the remaining Forest Service land. The cost of the burn will be pro-rated between the Forest Service and FCR. Klatt said the flames from the demonstration burn should be 2 to 6 feet and that we will see scorch on standing trees but they will not be killed. When asked about the health of our forest, he said that it was not all that healthy. Currently we have 300+ trees per acre whereas 140 to 160 trees per acre is more desirable to maintain a growing, disease-free woodland.

Bill Mashaw moved to authorize the Board to proceed with the prescribed burned. It was seconded and approved.

The business part of the meeting began with the approval of the minutes of the 1998 Falls Creek Ranch annual meeting .

In the **treasurer's report**, Glenn Sears reviewed the financial status of the Ranch. He noted that FCR has \$56,937.09 cash on-hand, \$363,446.98 in assets, and \$30,128.04 of liabilities which is primarily notes on heavy equipment. The Ranch overran its budget this year by \$10,000 due to an unbudgeted, but approved study on our water supply by the Utilities Committee and materials used by the Road Committee. Glenn noted that next fiscal year's proposed budget is tight, but allows fees to stay at the current amount. The proposed 1997-8 budget was approved.

Dennis Benadum, chair of the **Architectural Control Committee** reported that Harv and Carla Bennett are in mid-framing on Lot 61 at Dyke and Bearscat: Peter Essner has the foundation in for his new house on Lot 42 on Lower Main: Doug and Lori Pamentier will be starting soon on their home on Lot 95 on upper Main: and Don and Mary Southworth have an August start date for their home on Lot 38 on lower Main. There is also some activity on Lot 2 on Snowshoe. There are 81 houses on the Ranch including the Essner's and Bennett's

Mark Galbraith, chair, reported that the main effort this year for the Common Property committee was to formulate a weed control management plan. Various alternative treatment methods were considered and a combination of mowing and chemical spraying was decided upon. This year the roadways were sprayed with a truck rig except in key wildflower areas where the volunteers hand-sprayed. Ken Marshall, Joe Friend, Ellis Robinson, and John Ritchey were presented with "weed management hats from La Plata County in appreciation for their efforts.

The Fire Damage Reduction Plan was another major effort of the committee. The objective of the area selected for the demonstration burn is to create a firebreak below the ridge overlooking the valley. A request was made for volunteers to help in the pre-burn thinning effort. If you would like to participate, you may contact Mark Galbraith or Reid Ross.

The lake and the dam are in good shape. Jack Kcmmerly has turned over his duties to Scott Southworth and Glenn Sears. Many thanks was given to Jack in appreciation for his work on the lake over the years and his long-term contribution on behalf of the CPC.

Clif Buchfink gave the Road Committee report for Bob Strachan, chair. Appreciation was given to John Ritchey for his past efforts in bringing the Ranch roads to their present condition and for his help in transition to a new

committee. Thanks was also given to Chuck Eppinger, Ron Camp, Steve Gillis, Clif Buchfink, Frank Farrell, Gerald Culp, Ted Twinning, and Ellis Robinson for their help with the water truck and roadside clearing.

The past year, the Ranch purchased a quality sander to provide better traction and to reduce read damage caused by plowing. A contract with the Forest Service for improvement and maintenance of the lower read has been negotiated and submitted to the Board for their consideration. Thanks was given to Denny Ehlers and Dave Smith for their help in drawing up the contract.

Notice was given that Snowshoe will become two way between Alpenglow Drive and Meadowridge Trail beginning September 1, 1997.

In the **Security Committee** report, Frank Farrell, chair, requested FCR stickers be removed from cars that are sold or traded. He has new stickers available. The red stickers are being used on boats at the lake. He reminded us that there is no fishing allowed from the beach area and dogs are forbidden in the same area. Open fires and fireworks are not allowed on the Ranch with the exception of a pit fire in the designated picnic area. The forest is highly flammable and fires provide a danger to all residents.

In the **Utilities Committee** report, Howard Morris, chair, assured us that the tests run on our water system last year were beneficial. They indicated that our water supply is adequate at the present time, but we still don't know if we're mining our aquifers or using water at a rate which the annual recharge can sustain. The data is being accumulated to determine if the aquifers can sustain the current usage rate.

A new tank will be installed in September and October, the loop from the Smith's to the intersection of Main and Starwood will be closed and a transfer line will be replaced in the next fiscal year. All residents were cautioned to continue to conserve water even though the ban on outdoor water is not in effect this summer. Three major leaks were located and repaired this spring.

Ray Turner was given a beautiful cedar tool box handmade by Howard containing old pipes and a check valve in appreciation for his endless support and dedication to operating the water system on the Ranch.

The question of possible water contamination from chemicals used to spray weeds was raised. According to Dr. Bowden of CDS Labs, There is practically no chance of contamination occurring given the depth of our wells. This year, annual tests for nitrate and nitrite and the triennial test for inorganic compounds has been completed. Thanks was given to the ten households who draw samples for the annual lead and copper tests. The Ranch is changing to Baker Sanitation for trash removal effective August 1, reducing costs by 50%.

Under **old business**, an inquiry was made on the status of the log entryway that was approved at the 1996 annual meeting. The Road Committee has responsibility for the entryway and is working on it.

Under **new business**, Greg Brown expressed concern about the number of bicyclists entering the Ranch via the Church Camp road. It will be discussed at the next Board meeting. Ellis Robinson expressed a need to limit access to the dumpster by non-residents. That issue will also be discussed.

The last item of new business was the election of officers. Jill Camp was appointed by the Board to replace Don Brown who has resigned from the Board. Don and Steve Gillis were presented certificates and a token of appreciation for their service to the Ranch as Board members. Two positions were opened on the Board. Ken Marshall nominated Greg Brown and the nomination was seconded by Reid Ross. Chuck Eppinger nominated Robin Southworth and the nomination was seconded by Dennis Benadum. Both candidates were approved by acclamation.

The 1998 FCR annual meeting will be held on Saturday, July 13, 1998 at 10:00 am in the picnic area. The meeting was adjourned at 12:15 pm and followed by a potluck luncheon.

Respectfully Submitted, Deanna F. Collins, secretary Board of Directors for Falls Creek Ranch Association.
Inc.

August 5, 1997

Minutes, Board of Directors Falls Creek Ranch Association, Inc.

The meeting was called to order by Deanna Collins, Falls Creek Ranch President, at Glenn Sears house. Those in attendance were: Deanna Collins- President. Jill Camp- Vice President. Robin Southworth- Assistant treasurer. Glenn Sears- Treasurer. Gregory Brown- Secretary. Bob Strachan-Road Committee Chair. Roy Turner- Liaison.

Minutes from the July 12, 1997 meeting were approved. Noted the correction in Ron Klapps name to Ron Klatt.

TREASURERS REPORT:

Glenn Sears reports that assessment money is coming in rapidly. The new liaison person will be Ray Turner and all calls concerning Gary Wilber's work are scheduled to be routed through Ray. The old P.O. Box has been closed; the new address, 6350 Falls Creek Main is now being used, please take note. Gary Wilber's raise is to go into effect August 1, 1997.

DUMPSTER ISSUE:

New dumpster will require time to get used to - please use all doors for more capacity.

Gary Wilber offered to take recycle material to the recycle plant. Glenn Sears to follow-up.

LIAISON REPORT:

Ray Turner is the new liaison person (259-1673). Do not contact Gary Wilber direct.

Gary has been busy with the following:

*Roads (MgCl application widening several areas with new turn-a-rounds).

*Preparations for a new water tank.

*Maintenance on all equipment.

*Weed control.

Gary will no longer be responsible for ranch security- Frank Farrel and Warren Kerzon will now assume this role.

Gary will now have an annual budget, with the liaison person (Ray Turner) prioritizing Gary's work.

ROAD REPORT:

Bob Strachan presented contract between Falls Creek Ranch and the Forest Service. It was approved by the Board of Directors contingent upon ability to use Magnesium Chloride on the road following graveling and Forest

Service dollars could be used for Magnesium Chloride. Various methods of financing Falls Creek Ranch's portion of the contract were discussed. Glenn Sears to look into methods available.

Robin Southworth is concerned about the widening of Snowshoe Lane and the depth of the ditch. Bob explained problems associated with snowshoe, but would look at problem.

COMMON PROPERTY:

There has been a chain, with a lock, put across church camp road by administrator John Snyder. Keys were given to all board members.

Church camp administrator John Snyder would like emergency access through Falls Creek Ranch, in the winter and would like to park snowmobiles at Falls Creek Ranch. Board president, Deanna Collins, will write a letter to find out exactly what John Snyder wants. To date, John has been very vague.

September 16, 1997

Minutes Board of Directors Falls Creek Ranch, Inc.

The meeting was called to order by Deanna Collins, FallsCreek Ranch President, at the house of Jill Camp. Those in attendance were as follows: 1. Deanna Collins- President, 2. Jill Camp- Vice President, 3. Robin Southworth- Assistant Treasurer, 4. Gregory Brown- Secretary, 5. Ray Turner- Liaison

Minutes from August 5, 1991 were approved.

TREASURER REPORT,

* We received a \$220.00 refund form La Plata Electric.

*Delinquent assessment accounts discussed and notices will go out with interest charges added.

*Diane Bilyeu will no longer be doing Falls Creek Ranch accounting. Robin Southworth and Glenn Sears will now share that job.

LIAISON REPORT,

* Brad Nussbaum would like to have deadend roads on ranch marked, due to increased and unwelcomed traffic.

Usually, this is from people turning around due to misdirection.

*Gary will no longer be grading the end road, due to complaints by neighbors. Ranch is not responsible for this part of road. This is a county responsibility.

*There are some problems still with dumpsters, but most people seem to be working things out. No bears have been able to get into them. If needed, we will get another dumpster, but only after some trial period.

*New snow plow blade has been ordered. The old one will be used for back-up.

UTILITIES REPORT,

* Some small problems with the Ranch house have been fixed, as well as the H2O leaks.

*We will be relocating three existing fire hydrants and adding two more at the request of The Animas Fire Protection District.

October 14, 1997

Board of Directors Meeting Falls Creek Ranch Association

Present were: Jill Camp - Vice - President, Glenn Sears - Treasurer, Robin Southworth - Assistant Treasurer, Ray Turner - Liaison

The meeting was called to order by Jill Camp at 8:00 p.m

Minutes from the September meeting were approved.

Treasurers Report - Robin and Glenn reported that the updated budget along with current expenditures should be out to the committee chairs in a few days. This should help the committees to see if they are on budget. There are still a few outstanding assessments.

Liaison Report - Ray reported on Gary's work:

*New culvert on Snowshoe Lane near the Southworth's home is complete.

*Ongoing road and equipment maintenance.

*Gary picked up the new snowplow. Rusty from Rusty's Welding and Steel will come out to modify the dump truck in the next few days

*The County did grade the end of CR 205. (apparently the calls to Road and Bridge at 247-2617 did help)

Utilities Committee,

*A major leak was located and repaired at the Eppinger's

*A leak was located at the Coleman's

*No leaks have been located on the upper system yet. Three segments remain to be pressure tested.

*Both systems will be retested at night in the next few weeks.

*Installation of a spare hydrant on Falls Creek Main across from Dyke Canyon Trail is nearing completion.

New 66,000 gallon water tank

- Plumbing and the grade retainment ring are scheduled for completion October 15. Thanks to Howard Morris, Bill Bales, Ben Crue, Chuck Eppinger, Joe Friend, Kermit Knudsen, and Ellis Robinson.

- Tank erection is scheduled for the week of October 20.

Common Property Committee - Controlled Burn Trees are all cut down and hauled out. Existing trees need to be trimmed. Thank you, Thank you, to all of you who helped. You know who you are. I'd list names but I might leave someone out. The burn is tentatively scheduled at the end of the month, subject to conditions.

Old Business

Covenants Committee - Jill talked with Sara Lupton and Sara indicated that the only areas of concern were:

- *Dogs (barking and running loose)
- *Guest Houses (who can occupy them and for how long)
- *Number of garages a lot can have.

The committee didn't feel that the majority of ranch residents felt any of these concerns was that critical. This was as a result of the survey than was sent out several months ago.

New Business - Some concern has been brought up by some residents as to the condition of the VanDenBerg's horse which has been at their home for the past few weeks. The horse has been very ill with vesicular stomatitis. The vet has assured them that this condition is not contagious, but that the horse could not be moved. The horse had started to venture away from the house (which was a good sign). Bud has built a temporary enclosure for the horse and they are hoping to be able to move him in the next couple of weeks. The horse is in the process of loosing 2 hoofs as a result of this illness. We will stay in contact with the VanDenBergs on this issue.

Have you noticed the new paint job on some of the signs? They look wonderful. Thanks to Jack Freiberger and Clif Buchfink.

The meeting was adjourned at 9:00 p.m. The next board meeting will be held on November 5, 1997 at Greg Brown's home.

Respectfully submitted, Jill camp Vice-President

November, 1997.

Minutes Falls Creek Ranch

Present: Jill Camp, VP - G. Sears, R. Southworth- Asst. Treasurer G. Brown-Secretary, Ray Turner-Liaison

Treasurer's Report

-only two outstanding assessments

Liaison Report

Ray Turner is revising caretakers job description due to new duties and responsibilities.

dump truck is ready with new plow-old plow will be used for back up.

Road report

- pot holes have been patched by Gary throughout ranch

-county has agreed to give us a break on cost of gravel and Mag Chloride on the lower road

Dumpsters - please do not use dumpsters as a land fill - large items do not belong in the dumpsters

-please be aware never to put ashes in the dumpster regardless of how old they are.

Utility report

-both water systems are free of leaks and all pressure tests are positive

-new 66,000 gal. tank is 75% complete - will be complete within two weeks

- special thanks to Chuck Eppinger on the water tank effort. Chuck and significant other is invited for a dinner for two courtesy of FCR

Common Property -controlled burn to be put off until next fall due to unacceptable weather.

Old Business

Bud Vandenburg's horse is doing better!

Meeting adjourned 8:40

December 1997

Minutes, Falls Creek Ranch

Present-Jill Camp-Vice President, Robin Southworth-Asst treasurer, Greg Brown-Secretary, Ray Turner-liaison

Treasure's report

- High Meadows paid assessment for roads and trash pick up.
- All else is well.

Liaison

- The slash pile has been burned except for the pine needles. These will not burn!!!! DO NOT PUT PINE NEEDLES IN THE SLASH PILE.
- Gary has been asked to check out the feasibility of flooding the lake periodically for skating.

Utilities -Anyone who would like to help with the restoration of the caretakers house needs to contact Ken Marshal.

We -need help!!

- Water tank is on line!!!!

New Business

- Glenn Sears has suggested that a flat bottom boat be put at the North end of the lake with rescue equipment inside. This has been done.
- There is discussion about increasing the number of slash piles, thereby decreasing the burning time. No decision on that yet
- Still no trail signs on church camp trail
- There are 4 unclaimed boats behind the shed. Anyone have any ideas???

Meeting adjourned 8:30.

Board of Directors, Falls Creek Ranch Association, Inc.

JANUARY 13, 1998, 7:00PM at Glenn Sears' house.

In attendance: Deanna Collins, Ray Tumer, Jill Camp, Glenn Sears, Robin Southworth

Approval of minutes:

November - corrections and additions. County assistance on the Forest Service road is not certain. We are still waiting for of ficial word.

December-Corrections and additions. The rescue boat is at the south end of the lake, not the north end.

Minutes were approved as corrected.

Treasurer's Report: Second half assessments are due February 1st. Reminders will go out next week.

Payments not received by March 3, will be assessed a 3% penalty.

Thanks to Ken Marshall, we received a grant of approximately \$600 from the county for weed control. This grant paid for all of the Weed Whacker's costs.

We need to confirm the costs to improve the Forest Service road soon. It is anticipated that we will have to sell road notes to pay for the work. We will sell road notes in \$2,500 denominations to residents on a first come-first served basis. Notices of the terms and conditions of the notes will be sent out to all residents once the construction costs are finalized.

Liaison: The chain at the Church Camp road has been removed because the locks were damaged and inoperative. Any repairs have been put off until spring.

Some residents have asked to have Gary Wilber pump water onto the ice from time to time to smooth out the surface for skating. It was decided that Gary would assist skaters if the skaters would remove the snow and help move the pump. Interested people should contact Ray Turner to schedule the work.

The Caretaker's job description has been re-written and is currently being reviewed by the

The old snowplow has been repaired and is ready for back-up service.

Common Property Committee: A meeting is scheduled for March. The committee is seeking someone to handle animal control. Anyone willing to take on this important job should contact Mark Galbraith.

Utilities Committee: There are no known leaks in the system but water usage was up about 20% in December over the year before.

The new 66,000 gallon water tank is complete. There are still troubles with the water level indicator but they are working on a solution. The lower well is now on time of use billing with La Plata Electric so a reduction in the cost of electricity is anticipated.

The water level in the wells is high but the snowfall is about 46" below last year.

Ken Marshall is heading up a group of moles who are hand excavating a basement under the ranch house. They plan to replace the foundation under much of the house and build block basement walls. A tough job being well done.

Architecture Committee: No new houses planned.

Security committee: No report.

Old business: One resident is having Baker Sanitation pick up trash at the end of their driveway. There is a safety issue having large trash trucks on the roads, especially in winter. Garbage cans at the end of driveways is not the view any of us want and will contribute significantly to our bear problems. We will seek a motion at the annual meeting to prohibit this practice.

New business: Baker Sanitation has agreed to provide a fourth dumpster for a very nominal rate of \$45 per month. We hope this will relieve some of the overloading. We must still break down all boxes and recycle as much material as possible.

Two residents submitted requests for easements to cover structures on common property. Questions were raised regarding why structures were outside circles, why so much land was included in the easement request and whether the Board has the authority to approve such requests. Decisions on the matter were put off until more information is available.

Future board meetings are scheduled as follows:

February 10, 7:00 pm, Deanna Collins

March 10, 8:00, Robin Southworth

April 14, 7:00, Glenn Sears

May 12, 7:00, Jill Camp

June 9, 7:00, Greg Brown

July 11, 12:00, Picnic Grounds

The meeting adjourned at 9.05

Board of Directors, Falls Creek Ranch Association, Inc.

FEBRUARY 10, 1998

Present - Deanna Collins, Jill Camp, Robin Southworth, Greg Brown, Glenn Sears, Ray Turner

Minutes approved after correction by Ken Marshall

Treasurer's Report - 59% of second 1/2 of assessments are in

Liaison - The Shed has a biting problem - we have scheduled the exterminator!! - Gary has put the block heaters on timers! They are now only being paid when they are working

Utilities - Water usage on the lower system has been above average for the last two months

- Snow fall is down by 42% compared with last year

- the mining and shoring of the Ranch house is finished, the rest of the work will be completed as the time and money are available

Roads - Glenn Sears has been directed by the Board to work with Bob Strachan to determine the status of Forest Service road contracts and funding and to report back to the Board at our next meeting

Common Property - DOGS DOGS DOGS Covenants say: NO DOGS FREELY RUNNING ON THE RANCH if you have a complaint call the owner first and work out the problem - We are all adults and should be able to talk to our neighbors - If that fails then contact the Common Property committee

Other - PLEASE SLOW DOWN ESPECIALLY FOR WALKERS, BIKERS, HORSES ON THE ROAD

The board has voted to leave the slash pile in it's present location and to have only a single site

Board of Directors, Falls Creek Ranch Association, Inc.

MARCH 1998

Present - All board members plus Ken Marshall and Howard Morris and David Smith

February Minutes approved following correction of typo's.

Treasurer - Only six outstanding assessments!!!! - There is a 3% per month penalty for late payment of F.C.R. assessments

Common Property - Improvements to the Ranch house are progressing thanks to Ken M. and crew. Ken would like to finish the project early and requested funds - that was approved.

Utilities - Howard Morris reported on water quality monitoring system and its effects on the Ranch. Please get a copy from Howard. There will be a Public meeting March 31 at the FCR fire station at 7:00 P.M.

Roads - We have been advised that the County is not going to help us in any way in maintaining the lower road. However, the Forest Service has made available gravel at a reduced rate. The lower road is scheduled for overhaul on April 20-25. Expect 15-30 min. delays between 8am - 4pm.

Security - Newspaper thefts continue to be a problem. COME ON GUYS. If you are missing your paper call A.C. George. He is our carrier and he would really appreciate it if we would call him directly instead of calling the Herald. His number is 259-3114 and his address is P.O. Box 2096, Durango, Colorado 81302.

A discussion was held about putting the stop sign back at the corner near the lake. Ray Turner will talk to Gary about that and putting the mirror back. There have been several near misses at that corner in the last few weeks.

Old Business - Board approved request of David Smith to seek approval from 2/3 of the membership (1) to authorize the Board to exchange reciprocal easements with the Jody Glick Trust (lot 49) to accommodate existing improvements which extend beyond surveyed lot boundary and (2) to ratify the permanent improvement easement previously granted to Jack Kemmerly (lot 13).

Board of Directors, Falls Creek Ranch Association, Inc.

APRIL 1998

Present: Deanna Collins, Jill Camp, Greg Brown, Glenn Sears

March minutes approved

Treasure: all assessments are in.

improvements for the lower road will be financed by an internal loan (interest free) from our reserve funds

requests for budget funds by committee chairmen are due May 12th

Liaison: we need a volunteer to manage an inventory equipment list for the ranch-this will entail a computer setup of approx. 4 hours- please help out if you can

caretakers job description was discussed and refined -it was noted that some Falls Creekers do not realize that the caretaker works for the Board and not the membership at large

Road. CHANGE OF DATE OF THE LOWER ROAD REPAIR 1ST WEEK JUNE

High meadows has been contacted to help with the costs of improvements of the lower road they are to get back to us.

Common Property: If you have a animal control problem contact Mark Galbreth however [please try to handle the problem yourself before calling Mark.

We will be constructing signs for the lower Church Camp road directing people and other things away from FCR.

Architectural: Because of the Spring clean up and residents thinning of brush for fire control the trees and brush from lot clearing for home construction needs to be chipped or hauled away. The Architectural Control Committee has been directed by the Board to specify disposal of trees and brush for each lot to be developed based on the volume of slash that the existing slash piles can accommodate. A decision has been made by the Board not to increase the number of slash piles above the existing two at this time.

Security: Nancy and David Smith's home was robbed early this month. WE ARE NOT IMMUNE ANY MORE. LOCK YOUR HOUSE AND REPORT ANY THING UNUSUAL TO FRANK FARRELL

Meeting adjourned - next meeting Jill Camp

MAY 1998

Board of Directors, Falls Creek Ranch Association, Inc.

PRESENT - all board members and Ray Turner and Frank Farrall

SECURITY - Prior to the meeting Frank discussed the auto accident at the mirrored turn to update the Board. Frank wanted all residents to get jot down license numbers of vehicles they do not feel belong on the Ranch

SECRETARY - April minutes approved after adding Ray Turner to the attendees

TREASURY - The Ranch budget is on target for fiscal year ending July 31,98

LIAISON - No one has volunteered to enter the FCR inventory into the computer -The 'private road 'sign was vandalized the evening of 4/24 -AGAIN there are slash pile problems: plastic bags, plastic flower pots, everything but slash

CARETAKER - The caretaker job description was approved- the Board also voted to let Gary live off Ranch for up to one year for a trial run. There was discussion about what to do with the caretaker house while Gary is off the Ranch

ROAD - The lower road upgrade is now scheduled for mid lune

ARCHITECTURAL - Board would like to remind owners that all exterior remodels or additions need approval of architectural committee

UTILITY - Specific tests were made for the presence of chemicals in our water all were negative
-the Ranch house foundation project is progressing looking good

OTHER COMMITTEES - We have a tree beetle outbreak - please check the area around your property for trees that need attention as they need to be treated A.S.A.P. We passed the inspection for continued use of the dam.

Date of the annual meeting is Saturday, July 11, 1998 . There is a Board position available - we need applicants

Next meeting June 9th Greg Brown's house

JUNE 1998

Board of Directors, Falls Creek Ranch Association, Inc.

Present - Glenn Sears, Jill Cam, Robin Southworth, Deanna Collins, Greg Brown, Ray Turner, Frank Farrell **May minutes approved**

Security - Frank emphasized that security be called on matters that are not emergency situations rather than the police, this will keep FCR out of the headlines and avoid embarrassment to some of our residents
-guest temporary stickers are available to all members - please have your guests use these when they are using Ranch facilities, especially at the lake, please read over the lake and fishing rules as there has been some controversy over these

Treasurer - We are right on budget for our fiscal year - Budget proposals reviewed

Liaison - Gary has been performing equipment maintenance and working for the Utilities committee on the Ranch house project, moving fire hydrants, and repairing and locating water leaks.

Utilities - The water levels in the wells appear to have peaked at about 30 feet below 1997 levels and about 30 feet above the peak levels of 1996. Water usage is always a concern at FCR - our consumption is up from 500 gal. per day per house to 800 gal. - the upper system is using a lot less water than the lower -WHAT'S GOING ON WITH YOU LOWER GUY'S - many thanks to those of you who allowed the FCR crew into your homes testing for water pressure

Common Property - the lake has been stocked with 500 new 11 inch Rainbows and has new sand - KNOCK YOUR-SELF OUT !!! ! ! ! ! -please throw any bass catches on the shore as we are trying to get rid of the Bass - the eagles love them - The disposal of pine needles has again become a problem - DO NOT THROW THEM IN THE SLASH PILE. THEY WILL NOT BURN!!!!!! Scatter them in the woods

Old Business - Nominations are open for the Board

New Business - There was a discussion concerning the use of common property by residents for public functions following a graduation party at the firehouse. Two residents expressed dissatisfaction that these activities could take place on FCR. The Board felt that this use of our common property was justified, but that certain guidelines should be adhered to so that abuses would not occur. These guidelines are in the making and will be distributed A.S.A.P.

Meeting adjourned

JULY 11, 1998 - ANNUAL MEETING MINUTES

Board of Directors, Falls Creek Ranch Association, Inc.

The meeting was called to order by Deanna Collins at approximately 10: 10 AM on Saturday, July 11, 1998 at the Falls Creek Ranch picnic area. There were more than 66 lot owners in attendance. Combining residents in attendance with proxies gave a total of 70 votes, which constituted a quorum. The meeting began with an introduction of Board members, new residents and new lot owners.

The Minutes of the 1997 Falls Creek Ranch annual meeting were approved

In the Treasurer's Report, Glenn Sears proposed that the annual assessments be increased \$15 so that they are easier to divide into two payments. The motion to set assessments for 1998-99 at \$1,450 (from \$1,435) for unimproved lots, and at \$1,550 (from \$1,535) for improved lots was approved. Glenn reported that in the 1997-98 fiscal year, FCRA incurred a number of significant expenses for utility and road improvements. 1998-99 will be the final year for the large utility outlays. The road improvement project was paid for from a combination of FCRA surplus funds that will be paid back at the rate of \$7,000 per year for 5 years, and contributions from the Forest Service and High Meadows Ranch. Robin Southworth, Assistant Treasurer, reported that FCRA will end the 1997-98 fiscal year under budget. The 1998-99 budget was approved.

Ken Marshall was recognized by the Board and FCRA members for his significant contributions to the neighborhood over the years. In particular, Ken was honored for the many, many hours he put into managing the excavation and rebuilding of the foundation on the Ranch house this year. Bob Nelson presented Ken with an FCRA Master Builder shirt, a "gold-plated" Chief Weed Wacker tank, and a set of Lincoln Logs. Karl Deterding presented Ken with an FCRA hard hat, and Deanna Collins awarded him a Certificate of Appreciation and a check on behalf of the Board.

Dennis Benadum, chair of the Architectural Control Committee, reported the following activity: 1) Preliminary plans are underway for Lot 84 on Skyline; 2) Plans have been approved for Lot 7 on Meadowridge (Teal); 3) The foundation is in on Lot 2 on Snowshoe (Collier); 4) Construction is progressing on Lot 95 on Falls Creek Main (Parmentier); 5) Remodeling is complete at Lot 61 on Bear Scat (Bennett) and 6) Construction is complete at Lot 38 on Falls Creek Main (Southworth).

A report by Mary Wilson of the Beautification Committee was read by Deanna Collins. During the year, the Committee oversaw a successful Slash Day with more than 1/3 of the homeowners participating. The Committee also

purchased and placed wood chips and plants for the front entrance, and reports that next year it plans to purchase hoses and nozzles to care for the front entrance plants.

Mark Galbraith, chair of the Common Property Committee, reported that their focus during the year was primarily weed control and preparation for our controlled burn. Significant progress was made by weed whackers Ken Marshall, Joe Friend, Ellis Robinson, Warren Kerzon and John Ritchie in reducing noxious weed infestations in the North Meadow, which is now in such great shape that it may be able to be harvested for hay. The rest of the Meadows are progressing. Burn preparation was a huge undertaking throughout the year by numerous Ranch residents. Reid Ross requested help for additional clearing that is needed before an anticipated fall burn, which will only be undertaken if conditions are optimum. Mark also reported on dog problems, and encouraged all residents to make sure your dogs are not a nuisance to your neighbors.

Scott Southworth reviewed the FCRA Lake Rules. They include:

>> No fishing from the beach.

>> No dogs at the beach, primarily because of concern over E Coli bacteria.

>> The FCRA emergency boat at the beach is for emergency use ONLY.

>> Boats should be locked or secured in some manner (but if you choose not to and your boat is stolen, don't complain to Security).

The Lake rules are listed on Page 30 of the FCRA Homeowners Manual, and a new sign will be placed at the Lake stating the rules. The lake was restocked at the beginning of the summer with 500 rainbow and brook trout, 11-12" size. Scott encouraged residents to release any brookies caught in hopes that they will reproduce and increase our fish population. The rainbow trout will never reproduce in our lake. The bass population in the lake needs to be REDUCED significantly. They will never grow much bigger and may even eat the brook trout population we are trying to breed. Scott suggested that any bass caught be thrown in the woods or brush surrounding the lake for birds to eat. Finally, Scott extended a thank you to Gary for getting such great new sand for the beach this year.

A discussion was held on the use of Common Property by non-Ranch residents. The Board presented a proposed draft of Rules & Conditions for Group Usage of FCRA Common Property and Liability Release Form that it hopes to use for group events that include more than 10 non-Ranch residents. Recent events at the Lake set a good precedent in terms of how well they were managed and the property maintained. But, the Board noted that it did receive some complaints about the events as well. The Rules and Release Forms are an attempt to preserve the interests of all

residents, including those who would like to hold group events on FCRA Common Property and those who do not want to see our Common Property used in such a manner. A suggestion was made to have a vote before allowing events for civic organizations or clubs, but it was deemed not practical. It was agreed that the Rules be modified to say that the Board has the discretion to approve or disapprove of an event. The Board requested any additional comments from residents on the Rules and Release Form so that a final version can be written.

Several residents expressed concern about liability issues. It was reported that the Association has \$2 Million liability coverage that DOES include the lake. Another concern was that a resident may forfeit his/her rights under a personal umbrella policy if they sign the Release Form. The Board agreed to research that issue.

Bob Strachan, chair of the Roads Committee, reported that the Lower Road has finally been improved, with the Forest Service agreeing to fund \$15,000 of the improvement cost and \$2,000 for annual maintenance. The Forest Service also supplied culverts, significant labor and volume pricing discounts that allowed the Ranch to save money on the project. The total cost to FCRA was \$35,550, which was under budget. The Board will write a letter to the Forest Service to express our appreciation for their valuable help. Helping Bob and the Forest Service on the project were Glenn Sears, Warren Kerzon, Ben Crue, Frank Farrell and Cliff Buchfink. Bob reported that the road is now smooth, dust-free, and a major asset to our property values. Further, he stressed that the ONLY way to keep it that way is to drive NO FASTER THAN 25 MPH! Questions were raised about the magnesium chloride that was applied to the road. Bob described it as a bonding agent to help hold the road together, which is what makes it so hard to clean off your car or garage floor. He suggested washing it off as quickly as possible, and to use car washes that include an undercarriage wash.

Frank Farrell, chair of the Security Committee, stressed the need for non-resident guests to have stickers in their cars when on Ranch property. The Security Committee will enforce the use of stickers, which means a guest without one will likely be asked to leave. All guests with vehicles on Ranch property, whether visiting for a few hours or a few weeks need to have a guest pass or sticker in their vehicle. Further, Frank requested that residents sign their names to the passes so he knows who the guest is visiting, and then (this is very important) get the sticker or pass BACK from the guest before they leave the property. At the lake, Frank said all daily visitors (not overnight house guests) MUST be accompanied by a resident or they will be asked to leave. He said the Security Committee feels it is very important to get control of the number of strangers trespassing on FCR property, and that by using passes and accompanying visitors

are the best way to help the Security Committee do their job effectively without running off, embarrassing or offending any residents or legitimate guests. Everyone's cooperation is requested. Other points made by Frank include:
>>The Sheriff's department has agreed to monitor the main road for speeding. Please abide by the neighborhood speed limits of 25 MPH on Main, and 15 MPH on interior roads.

AUGUST 1998

Board of Directors, Falls Creek Ranch Association, Inc.

Present - Glenn Sears, Mike McQuinn, Robin Southworth, Deanna Collins, Greg Brown, Frank Ferrell

June minutes approved after comments about "white trash "removed and apologized for.

Election of Officers: Pres. Robin Southworth, VP Deanna Collins, Sec. Greg Brown, Treas. Glenn Sears and Mike McQuinn

Security

Frank Farrell has resigned his security duties due to non-cooperation of a small segment of the residents Frank gets up to 20 calls per week with 85% of those concerning residents reporting trespassers or non stickered cars. Most of these reports would be unnecessary if the Residents would abide by the rules and have their FCR stickers displayed on their cars. Several times in the past few months Frank has asked those residents who have blatantly refused to display these stickers to cooperate with the rules only to be rudely rebuffed. As a result the Board has decided to explore what possible recourse FCR has to demand compliance. A special meeting will be held on Aug. 27. to decision the course of action.

Treasurer - 43% of all members have paid their assessments

The lower has be;'s paid for by our reserve fund an~l will result in no increase in our assessments

Liaison - no report

Utilities - no report

Common property - no report

Old Business - no report

New Business

hand book to be constructed on the duties of the Board with job descriptions

all safety deposit boxes and file cabinets to be organized

dumpsters to be replaced with new design

Meeting adjourned

SEPTEMBER, 1998

Board of Directors, Falls Creek Ranch Association, Inc.

Present - Glenn Sears, Mike McQuinn, Robin Southworth, Greg Brown, Ken Marshall, Larry Foukas, Ray Turner

August minutes approved

Treasurer - only 5 delinquent accounts outstanding.

Liaison - Gary has been busy with the Utilities Committee and getting ready for Winter

Architectural - A reminder to the residents that all structures need to be approved by the Architectural Committee

Common Property - The Pine Beetle has been active again with several infestations reported - remember when new trees are cut they should be stacked Pine against Oak and Oak against Pine. We are also seeing the weeds at the lake growing at an alarming rate. A consultant has been contacted to assess the problem. Horse manure is available at the horse barn - help yourself.

Road Committee - The road will be graded and MgChl in Oct.

Old Business

- a new agreement with the FCR tennis assn.

- the ranch has rented the caretaker house to Larry Foukas who is with the Sheriffs office . He will do regular patrols over the ranch and park his car in a conspicuous place when off duty

NOVEMBER 1998

Board of Directors, Falls Creek Ranch Association, Inc.

Present - Mike McQuinn, Deanna Collins, Jill Camp, Glenn Sears, Greg Brown, Ray Turner, Robin Southworth, Carla Bennett,

Approval of September minutes

Treasurer's Report - All is well

Waiver/ Liability Insurance Discussion

- Jill Camp reviewed all the Ranch's insurance - discussion ensued including coverage increases and additional policies that may be advisable
- Carla Bennett, an attorney who has an extensive background in insurance agreed to review all the Ranch's insurance and make suggestions as to our options - the Board will review the following reports
- It was moved that the Board get liability insurance - this was approved and we will proceed with getting quotes

Security

- The issue of hunting from the Ranch was an issue again this year with the guests of Ben Crue using the Ranch as a jumping off place for their forays. There was a conflict between the hunters and one of our good Northern neighbors - thank you Frank for soothing some ruffled feathers. An alert to hunters and those of you that have hunters as guests. Please respect your neighbors!!!
- The Board would like to restate not to notify Larry (our resident Sheriff deputy) when out of town - please notify Frank Farrell

Liaison

- Gary continues to stay very busy with work for the utilities comm. and getting ready for the winter

Common Property - A x-country ski trail will be set this winter via snowmobile whenever the snow depth will permit

Meeting adjourned at 9:30

DECEMBER 8, 1998

Board of Directors, Falls Creek Ranch Association, Inc.

Present: McQuinn, Deanna Collins, Glenn Sears, Ray Turner, Robin Southworth

October minutes were approved with minor changes.

The Treasurer - reported that there were still 2 outstanding assessments. Past practice has been to charge a 3% late fee, which has always been paid within the next 30 days. Our current outstanding assessments are more than 90 days overdue. The Board felt that a one-time 3% penalty does not provide enough incentive for residents to pay once they pass the due date, and that 3% is too high a penalty to charge on a monthly basis (36% per year). After much discussion, the Board voted to charge late accounts 1.5% per month.

The Utilities Committee - reported that the pump failed in the upper well and had to be replaced at a cost of about \$5,000. Most of the cost will be covered from this year's budget. The lower system continues to lose 1,500+ gallons per day due to small leaks, but it is not time or cost effective to look for them during this time of year. Residents should know that considerable reclamation work still has to be done at the site of the new 6-inch water main (across from the picnic grounds) and at the old lower water tank. Depending on the weather, this work could be delayed until spring.

In Old Business - the Board discussed what FCR might be able to do to ease surveying problems on the Ranch in response to several homeowners who have received very high bids from local surveyors. Glenn Sears said he would research what it would cost to locate some points on the Ranch that may reduce the costs of surveys in the future. The Board accepted Gary's resignation effective May 1, and will form a Search Committee to hire a new Caretaker. The Board would like to thank Mary Sears for the countless hours and thoughtful editing she has put into the recent Falls Creek Peek newsletter. It made for great reading. Thanks also go to Bob Strachan for taking up the Christmas collection for Gary.

Meeting adjourned 10:00 pm.

JANUARY, 1999

Board of Directors, Falls Creek Ranch Association, Inc.

Present - Robin Southworth, Deanna Collins, Mike McQuinn, Glenn Sears, Greg Brown

Approval of December minutes.

Security - Speeding is still a problem on the Ranch - Larry Foukas, the deputy sheriff living at the ranch house, is giving speeding tickets so please slow down

- please be courteous to the walkers on the road and slow down when passing that goes for bikers and horses also
- make sure all resident cars have stickers as it has been a true burden to Frank F. to check out all the calls of unauthorized cars on the Ranch only to find that it is a resident car without a sticker

Treasurers - association dues are due Feb. 1st

- the budget was discussed and there were a minimum number of discrepancies
- there was a lively discussion of the payment policy of assessments and how to deal with delinquent accounts - the Board will have a statement of policy about this issue at the next meeting

Liaison - there will be a two week overlap between the new caretaker and Gary to familiarize him/her with the new job and make the transition easier

- for sale, large welder from the Ranch - call Greg Brown 259-0207

Utilities - there has been some Vandalism of some of the snow markers around the ranch. If anyone has any info. about this contact any Board member

- the Ranch would like to thank Ccott Southworth rescuing the picnic table out of the lake - all the picnickers were tired of getting their feet wet

Common Property - There is a thinning and cleaning up program being proposed for fire prevention on an eastern 25 acres of the Ranch

- the board would like to solicit comments from the residents - the program is similar to the program in place adjacent to Glenn Sears home
- an interior trail system has been proposed around the ranch and is being sent to the common property committee for study - any one with some extra time please call Greg Brown 259-0207

FEBRUARY 9, 1999

Board of Directors, Falls Creek Ranch Association, Inc.

Present: Mike McQuinn, Glenn Sears, Ray Turner, Carla & Harvey Bennett, Robin Southworth

December and January minutes were approved.

Treasurer's Report - Glenn Sears reported that almost half of the February assessments have been received, and all outstanding assessments from August are now paid. The Board continued to discuss equitable and incentive-based policies for delinquent accounts. The FCR actual expenses are on track with the budget in most areas. Ray Turner said that the Grader may need major repairs that were not budgeted. A Caterpillar specialist will make a recommendation and estimate repairs.

Liaison Report - Ray Turner reported that Gary's 4-day work week is going smoothly. He has worked more than 4 days on several occasions to handle snowplowing. Recently, Gary has done some tree cutting on Ranch property of trees that interfered with snow plowing, or that could pose serious obstacles to plowing after a heavy storm. That kind of tree cutting is within the jurisdiction of the Roads Committee and the Ranch Caretaker. The cut wood is available to Ranch residents who want to remove it. Volunteers are needed to help remove slash from these areas. To help, please call Bob Strachan, Roads Committee Chair.

Security Committee Report - In a phone report to the Board, Frank Farrell reported that SPEEDING by RESIDENTS & NONRESIDENTS continues to be a PROBLEM! He has stopped a number of construction - related vehicles, and Larry Foukas, the Deputy Sheriff living in the Ranch House, has also not only stopped many speeding vehicles, but also given speeding tickets, to residents and non-residents. DON'T GET A SPEEDING TICKET IN YOUR OWN NEIGHBORHOOD! Please obey the speed limits - they are posted on all main arteries.

As part of Larry's security responsibilities, he keeps a log of the activities he does on the Ranch. The log was reviewed by the Board and is attached to these minutes. Based on the number of incidents, it is clear that we are *very* fortunate to have Frank Farrell, Warren Kerzon (Security Committee) and Larry Foukas all working to keep FCR safe. They deserve a huge Thank You! for their work. And you can help too. If you see a car without a sticker, please ask them who they are visiting. Give a "thumbs-down" when you see a driver speeding. Keep an eye on your neighbors houses when they are away. And report any suspicious activity to Frank or Warren.

Utilities Committee Report - Ray Turner reported that a small water leak was found and repaired in the middle meadow, but that losses in excess of 10% continue on the lower system. On the upper system, usage and/or losses are

up and are being monitored. Other than those items, it is "all quiet on the water front", much to the delight of Chairman Howard Morns.

Old Business - The Board received a letter and comments from residents opposed to a suggestion at last month's meeting by Glenn Sears to start **tree thinning in another area**. Those opposed generally want to hold off on another tree thinning project until we have more time (3-5 years) to observe the outcome of the thinning already done. Glenn reported that he has heard from many residents in favor of additional thinning because of the reduced fire hazard it would provide. Glenn is checking the FCR fire plan - approved at the annual meeting in July 1997. In the meantime, the Board continues to seek input from the members.

Surveying is still being done on the Ranch for residents who have requested it. The surveyors have completed an entire boundary survey of Ranch property. Yea! This was a significant value-added project for residents, and we thank Glenn for negotiating the surveying contract.

Resident Carla Bennett spent a tremendous amount of time reviewing all of the Ranch's insurance policies, and reported her findings and recommendations to the Board. Her first recommendation is to update the list of property covered and the valuations of each. We have replacement coverage that requires us to insure at least 80% of value. The Board decided to have the caretaker house and shed appraised, and to have Gary ask his equipment representatives to value the heavy equipment. Second, Carla recommended we increase our general liability coverage to \$5 million in layers. Third, she recommended that the Board purchase Directors and Officers liability coverage. Fourth, Carla recommended the deductibles be increased. And fifth, she reported to the Board that based on her review of our coverages, it is not recommended that the Board require a waiver of liability from residents using common property for group functions. It generally would not help the Board's position in a court of law. Instead, she strongly recommended that the common property areas be posted with signs clearly stating the rules and safety guidelines residents must follow when using those areas. Carla and Robin Southworth will meet with our insurance agent to make these changes. Thank you so much, Carla, for your time and expertise.

The Board reviewed a request from Gary Wilbur to remain Caretaker of the Ranch. Mike McQuinn and Glenn Sears will negotiate terms of a new contract with Gary as soon as possible. Finally, the Board would like to remind residents and Committee Chairs/members to notify all homeowners near work sites **PRIOR** to commencing any work. This applies in many situations. If you are a resident doing driveway work that may close a road temporarily, please give your neighbors as much notice as possible. If you are going to use common property for a group of 10 or more, please notify the Board, and post your event on the bulletin board. If you are on a Committee that will be doing work near any

homes, please contact nearby homeowners and, whenever possible, flag your work beforehand. These are just some of the times when such "neighborliness" is called for.

MARCH 16, 1999

Board of Directors, Falls Creek Ranch Association, Inc.

Present: Mike McQuinn, Glenn Sears, Deanna Collins, Robin Southworth, Ray Turner, Frank Farrell, Reid Ross

February minutes were approved.

Treasurer's Report - Only 2 February assessments remain outstanding. Late fees will be charged. The Board will issue requests to Committee Chairs for 1999-2000 budgets shortly.

Liason Report - Trees that need to be cleared or pruned on common property for road maintenance have all been marked. The Board asked that Gary wait a couple of weeks before cutting so that a notice could be posted to the general membership with time for them to comment. A number of additional signs have recently been installed around the Ranch. Members of the Board expressed some concern about the number of signs in total on the Ranch now. Many of the signs are redundant, close together, posted in awkward locations, and/or printed in a variety of styles. The Board discussed having templates made that would ensure all signs are consistent in style. A review of the covenants for guidance on signs will be undertaken. The motor grader is back in good shape after repairs. The raft in the lake needs rebuilding or replacing. Gary and Karl Deterding are developing plans and a budget for its replacement before summer.

Security Committee Report - Frank Farrell reported that he is still receiving phone calls about cars without stickers. Some turn out to be strangers. but some turn out to be residents. Due to a recent high speed chase of trespassers off FCR property (who turned out to have outstanding warrants for their arrest), it is all the more imperative that residents use stickers and guests use guest passes. The safety of FCR is everyone's responsibility, and it starts with a simple sticker in your car. Speeding was also discussed, as always, and it was suggested y that we try and get the radar machine that sometimes graces downtown streets showing your speed as you drive by. It might open people's eyes to their actual speed, especially heading downhill on FC Main

Old Business - The Board and Gary Wilbur, our Caretaker, negotiated a one-year contract beginning May 1, 1999. We're thrilled to continue to have Gary's services. Glenn reported that the surveying is done and residents who requested a survey would receive a bill soon. He reported that a couple of lots ssem to have boundary problems, and that the surveying company said those could be fixed simply by filing a new plat with the County. That seems too simple to be true, so additional research will be done.

New Business - Reid Ross requested the Board's support of a petition to the County Commissioners to build a bike trail along Junction Creek Road for safety reasons as use of the road steadily increases. A 1992 5-year County Road

Plan included improvement of a 2.1 mile stretch of the road that has never occurred. The Board agreed to submit a letter of support to the County that Reid will draft.

MAY, 1999

Board of Directors, Falls Creek Ranch Association, Inc.

Present - Ray Turner, Deanna Collins, Robin Southworth, Bob Strachan, Mike McQuinn

April minutes approved with corrections

Treasurer's report - none

Roads - discussed budget and short term plans for the road.

Liaison - The church camp road access was discussed - a decision about the placement of the proposed gate needs to be decided.

- Gary has a backlog of 6-8 weeks of workload

- The Denver Post is leaving it's excess papers at the mailboxes - Ranch to call and get this to stop.

- The purchase of a chipper was discussed - to decide at a later date

Architectural Control - Keller remodel approved.

New Business - Cleanup day is June 5, Saturday

- Greg Brown is resigning from the Board effective July, 1999

Meeting adjourned - next meeting June 8th at Greg Brown's

JUNE 1999

Board of Directors, Falls Creek Ranch Association, Inc.

Present - Robin Southworth, Frank Farrell, Glenn Sears, Deanna Collins, Greg Brown, Mike McQuinn, Ray Turner

May minutes approved

Security- Frank Farrell discussed several issues (1) High meadows residents using the lake. (2) Dogs at the lake. (3) Speeding on the Ranch by contractors. (4) Can the sheriff issue citations on the Ranch?

Treasurer - Budget was finalized

Roads - Committee to be formed for the road management and to help Bob Strachan

Liaison - the speeding has gotten worse, not better, with the residents being as bad as the contractors

-Recently completed projects: Clean up behind the Smith's house, tree removal at the curve below the Ranch house.

Thanks to Steve Gillis and Warren Kerzon

-South water tank reclamation - thanks to Karl Deterding

-New access path to the beach

NOTE: the church camp gate will be up soon

-We are checking into speed bumps for F.C. main

Utilities- Water demand is average so far this year - the slash pile will be closed for a few days while the water main is installed

Architectural Control - Farkas' plans approved

Old Business - Signs ordered for trails

Meeting adjourned -annual meeting July 1 0th

JULY 10, 1999

Board of Directors, Falls Creek Ranch Association, Inc.

MINUTES OF THE ANNUAL MEETING

Meeting opened by Robin Southworth, president of the Board, at 10:15 a.m. with 32 lot owners in attendance and 25 lot owners represented by proxies. There were sufficient membership for the general meeting but not enough to take up common property matters. Ms. Southworth indicated that 1998-1999 year had been a "great year". She introduced new lot owners and current members of the Board.

Minutes of the 1998 annual meeting were presented with a request from the Security chairman Frank Farrell for the deletion of the sentence "All guests with vehicles on Ranch property, whether visiting for a few hours or a few weeks, need to have a guest pass or sticker in their vehicle." He said that casual dinner guests for a few hours on an evening will not need stickers.

The minutes of the 1998 annual meeting were approved with the above changes.

Treasurer's Report - Glenn Sears presented the budget for 1999-2000. He reported that the association's finances were "in the black" with income exceeding expenses by \$13,000 and \$55,000 in the bank. He proposed that property assessments be reduced by \$100 for the next year. A discussion by Ellis Robinson suggested that the ranch pickup truck might need replacement, but Ray Turner, liaison, indicated that \$1,000 had recently been spent on repairs on the truck. The budget for 1999-2000 was approved.

Glenn Sears proposed that the volunteers are needed for various Ranch tasks and that the following 2000-2001 year the assessments be reduced by an additional \$100 to anyone who has contributed 10 or more hours of volunteer work. He stated that such jobs as stuffing envelopes for mailing and organizing files would not necessarily require hard physical work. Ken Marshall indicated that he felt this is a "bad idea that would take the fun out of volunteering". Dennis Benadum seconded this thought. After much discussion a motion was made by Deanna Collins and seconded by Robin Southworth which stated that a letter will be sent to all association members indicating the need for volunteers and a list of duties be kept on the bulletin board. In addition to the letter and the list any lot owner can donate \$100 if he wishes. The motion carried

Architectural Control Committee - Dennis Benadum, chair, reported the following building activity: Parmentier (lot #95) completed, Redford (lot #84), Collier (lot #2) building, Bartsch (lot #16) framing, Keller (lot #41) new dining room, Farkas (lot #22) second story, McCarthy (lot #60) about to begin remodel and coach house, and Joe & Suzanne

Friend (lot #37) addition. He recognized his committee of Pat Campbell, Jan Emmanuel, Shirley Morris, and Nancy Smith.

Beautification Committee - Carole Farrell, chairwoman, thanked the Slash Day cleanup volunteers

Common Property Committee - Mark Galbraith, chairman of the committee, reported that the prescribed burn below Alpenglow and Snowshoe has been postponed until the conditions are optimum. He told that a follow-through Fire Control Plan with thinning on the ridge will continue with Reid Ross in need of volunteers.

Ken Marshall and his committee have been in charge of the Weed Control Program. With careful early morning spraying they have been successful in combating weeds in the north meadow and along the roads. Volunteers for this project are: Ken Marshall, Don Southworth, Ellis Robinson, Warren Kerzon, Charlie Keller Frank Farrell, Tom Proudfoot, Ben Crue, Kermit Knudson, Clif Buchfink.

Dog problems are on the decline. Contact Karl Deterding, animal control officer, to obtain a complaint form.

Scott Southworth reported problems with weeds in the lake with no easy solution. An ideal solution would be to dredge out silt buildup from whole lake. A temporary solution would be to dredge out the swimming area only. New trout have been placed in the lake; please limit your catch to 2 fish per day. Work has been done on the boat area to make it more accessible. Additional sand will be placed on the beach. In a question about parking at the dry hydrant area, Ray Turner stated that it is permissible to launch a boat from the dry hydrant area, but that the area has been constructed for the fire department. Do not park in front of the dry hydrant.

Communication Committee - Robin Southworth expressed the Board's thanks to Mary Sears for all of her work on the Falls Creek Peek.

Roads Committee - Robert Strachan, chair, reported that Mike McQuinn, a Board member, will assist him on the Roads Committee. He also told that magnesium chloride may be applied to about half of the interior roads in 1999-2000 and the other half of the interior roads in 2000-2001. The Gary Wilber has been tagging trees which are hanging out along the roads; nearby homeowners may object to the removal of these trees.

Security Committee - Frank Farrell stated that security stickers should be used for visitors, stating that intruders at the lake are a problem. Bears have discovered the dumpsters again, and locking mechanisms have been installed to prevent trash being pulled out by the bears. Speeding, especially by contractors and construction workers, is a great problem. Farrell recognized Warren Kerzon as his assistant in Security.

Utilities Committee - Howard Morris, chairman of the Utilities Committee, presented an update on the water system. Closing the loop from David Smith's house to Starwood was completed in the Fall of 1998 with the pipes covered later in the Spring of 1999. This required 1600' of new water line and fittings. The second project now under construction is placing a water line from Oakcrest to Mason Cabin Road to transfer water from the upper system to the lower system.

Other accomplishments for the last year were:

- Replacing the foundation of ranch house.
- Destruction and burying of two old water tanks.
- Relocation of water hydrants
- Work on upper well when motor burned out.
- Leaks and faulty valves replaced.

Morris appointed Ray Turner chairman of the Utilities Committee and acknowledged the help of the members of his committee. In accepting this new post Turner announced that Don Southworth will become the liaison between the Board and the Ranch manager.

Old Business - Robin Southworth reported that the Board had researched liability waivers for large groups of over 10 non-residents and that attorney Carla Bennett discouraged the waivers. However, Southworth stated that notices of such large gatherings be approved by the Board and posted on the bulletin board.

New Business - Karl Deterding announced that volunteers are needed for painting the Ranch house. Debra Galbraith will make suggestions of tree varieties appropriate for the north side of the house.

Deanna Collins is a new member of the Utilities Committee.

•The president recognized the following members for the many hours of work: Frank Farrell of the Security Committee and Howard Morris for his 17 years' work on the Utilities Committee. Retiring board members . Greg Brown, Deanna Collins, and Glenn Sears were also recognized.

•Three residents were nominated for the 1999-2000 board of directors: Carla Bennett, Dick Patrick, and Nicole Ziegler. A motion was made to approve the nominees.

•Glenn Sears reported that the Board has hired Bechtolt Engineering to put survey points in each meadow. He stated that previous surveys were not very accurate and that he would like to replat Falls Creek Ranch again. Bechtolt will charge \$200-\$300 per lot. Sears also went on record that the Board grant no further easements. Volunteering to be on the Survey Committee were Harvey Bennett, Ellis Robinson, and Robin Southworth.

Glenn Sears also reported that Doug Parmentier has agreed to negotiate with Frontier Internet to provide service for \$10 per month for 50 hours of service.

- Karl Deterding suggested that the Board examine the covenants as they apply to rental property before the next annual meeting. Robin Southworth read the existing covenants for rental property.

A committee of Carla Bennett, Ken Marshall and Karl Deterding was appointed to examine a resident owning a corral/barn on common property. Mark Galbraith, chairman of the Common Property Committee, explained the history and documentation in a 1995 Board decision.

The meeting was adjourned at 12:45 p.m. - Carole Deterding, Volunteer

JULY 15, 1999 –

Board of Directors, Falls Creek Ranch Association, Inc.

MEMO FROM THE SPECIAL COMMITTEE to study Greg and Jan Brown's ownership of their horse corral on FCR common property. FCR Board of Directors Robin Southworth, President

On July 12, 1999 our special committee met to discuss the issues surrounding the corral structure owned by Greg and Jan Brown. The following FCR members were in attendance at this meeting: Ken Marshall, Ellis Robinson, Greg Brown, Mark Galbraith, Clif Buchfink, Bob Strachan, Warren Kerzon, Karl Deterding, Jim McCarthy, and Frank Farrell.

At the July 10, 1999 annual meeting it was brought to the membership's attention that the Browns were in the process of selling their house and the disposition of the corral structure upon the sale of their house became a question. Some members were under the mistaken understanding that the corral structure would revert back to FCR in the event that the Brown's were to sell their home. Actually, an agreement made with the Brown's back in 1995 specified that the corral structure could be sold to a FCR member, and that if unused for a period exceeding 24 months, the owner would be required to remove the structure and restore the common property to it's original condition.

Our special committee was asked by the FCR Board to study the history and nature of the agreement between the Browns and FCR, and revisit the issue of whether it may be better for FCR to obtain ownership of this structure or should the structure remain in private ownership.

One important fact that we learned was that at the present time the Browns are under contract for the sale of their home and that the corral structure is to be included with their house in the sale. It is therefore imperative that if FCR wants to change its position with respect to private ownership of corral structures on common property, then we would should attempt to reach an understanding with the Browns ASAP. This would allow the Browns some time so they can attempt to change their sales contract with their buyer to omit ownership of the corral from their contract, and provide an opportunity for FCR to purchase the structure from the Browns.

After thorough discussion on the various issues surrounding the corral structure, the special committee reached a consensus on a course of action we would like to recommend to the FCR Board. In addition we were able to reach a tentative agreement with Greg Brown with respect to a fair market value (\$ 13,000.) of the structure in the event that a sale to FCR could take place.

Our consensus is that we feel it would be in the best interest of FCR to obtain ownership of the structure. The structure was well built, attractive, has been well maintained, and would constitute an additional amenity for the ranch. The ranch could use the structure to house ranch equipment that presently is stored outdoors, which really should be kept under cover . Our equipment shed no longer has enough space to accommodate the small tractor, mower, etc. To build a new storage structure could likely cost a significant amount of money. An alternate use of course would be to allow ranch residents with horses to board their horses and keep their tack there. Rules could be developed to administer this type of use. We additionally feel that it is desirable to try to maintain and even encourage the keeping of horses on the ranch, and keep the feeling of FCR as a ranch. This structure could be used as the standard which future horse owners would use in constructing any additional structures, with ownership of future structures residing with FCR.

We are of the opinion that the agreement between FCR and the Browns back in 1995, may not have been appropriate given our covenants and their direction with respect to private ownership or uses on common property. The fact remains that the Browns were given permission to build the structure and were told that FCR wanted them to retain ownership of the structure. Evidently the reason given back in 1995 was that FCR didn't want the potential liabilities that the structure could create, and that maintenance was also a concern. We feel that the concern regarding liability was not really valid because even with ownership held by a private property, FCR would in reality still be exposed to much the same liability. Concerns over maintenance should not be such a concern either, because the structure was well built and should hold up well over time with minimal routine care.

We feel confident that a means to finance the purchase by FCR would be fairly easy to accomplish and that we do have legitimate needs that would warrant the purchase. The Browns have been understanding and cooperative and as long time ranch residents it will be easier to accomplish this purchase with them rather than to attempt it with the new owners at some some future date. We must recognize that any tentative agreement or commitment made by the board will require the Browns to renegotiate with their buyers. These buyers are not "horse people" and therefore they would probably welcome a resulting reduction in their purchase price.

It is our hope that the members of the board will agree with our assessment of this situation, and will make an effort to consummate the purchase from the Browns. This could alleviate concerns of some future legal action that could arise with regards to whether our 1995 board acted within their scope of authority and as to whether we have a valid agreement with the Browns regarding the structure.

Please let us know if any of our special committee members can be of any further help in this manner.

Respectfully submitted, Mark W Galbraith /s/ on behalf of the aforementioned committee members.

Copies to all FCR Board members and special committee members.

JULY 19, 1999

SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE FALLS CREEK RANCH HOMEOWNERS' ASSOCIATION July 19, 1999

The Board of Directors of the Falls Creek Ranch Homeowner's Association (the "Association") convened a special meeting on July 19, 1999, at 7:30 P.M. The following members of the Board were present:

Robin Southworth

Mike McQuinn

Dick Patrick

Nicole Ziegler

Carla Bennett

Also present were Mark Galbraith, Bob Strachan, Jim McCarthy, and Glenn Sears.

The special meeting was called to discuss the findings of the committee organized at the 1999 Annual Meeting to investigate the Association's position regarding the corral. Concern about those facilities and about various aspects of an Agreement reached between Greg Brown and the Association regarding those facilities (the "1995 Agreement") has arisen at this time because the Browns are in the process of selling their home at Falls Creek Ranch.

In 1995, the corral, which is located on common property, was in a state of disrepair that rendered it unsuitable for horses and a potential hazard. In order to address this problem at a time when Association finances were committed for road and water system improvements, the Board entered into the 1995 Agreement. In accordance with the 1995 Agreement, the Browns incurred significant expenses in upgrading and maintaining the facility. At that time, it was contemplated that the Browns would continue to have the use of the facility for horses, and that they would maintain and insure the facility. They have fulfilled all of the obligations they undertook.

In considering future plans for the corral, the Board noted that the corral is an amenity which enhances the ambience of the Ranch and which helps to perpetuate a component of the Ranch's historical function. The availability of the corral also serves to enhance property values of all of the residents at the Ranch. The Board also noted that Ranch residents who wish to make use of the facility could pay a user fee which would help defray maintenance costs. Such use could be granted residents on a first-come, first-serve basis in accordance with corral rules or could be granted in accordance with some other approved program developed by the Common Property Committee. In the event that no resident wishes to make use of the facility for horses, the additional space would be available to store Ranch maintenance

equipment, a use for which additional space is needed. For all of these reasons, the Board concluded that it would not be desirable for the facility to be removed. Other alternatives were discussed, but all of those alternatives were considered problematic.

Finally, it was concluded that the 1995 Agreement is vulnerable to an interpretation which presents difficult issues for the Association and that it is desirable to resolve all issue arising from the 1995 Agreement prior to or concurrent with conclusion of the sale of the Brown's Falls Creek Ranch residence, including any equitable claim the Browns may have to the corral.

After lengthy discussion of all of the issues presented, the Board concluded that it is in the best interests of the Association and all of the residents of the Ranch to retain the corral and to resolve all of the issues arising from the 1995 Agreement. In accordance with that conclusion the Board unanimously resolved as follows:

RESOLVED: that, effective on the date upon which the sale of the Brown residence closes and the terms of the proposal described in this Resolution are accepted by the Browns, an expenditure for purposes of maintenance and improvement of capital assets located on common property of the Ranch be approved in an amount not to exceed \$13,000, such amount to be paid to the Browns in partial compensation for their time, effort, and expense in upgrading and maintaining the corral since 1995. Ownership of the corral shall reside with the Association. Until the date upon which this resolution becomes effective, the Browns shall continue to bear all of the obligations undertaken by them with respect to the corral. Further, any prior action of the Board relating to the 1995 Agreement has been reconsidered and such action or resolution, as well as the 1995 Agreement itself, shall be amended in accordance with this resolution and to more accurately reflect the intent of the Board.

RESOLVED FURTHER: that the Common Property Committee consider alternatives for use of the corral after the Browns' use has concluded and to develop revised corral rules for consideration and adoption.

RESOLVED FURTHER: that the officers of the Association be authorized and directed to do and perform the acts and things as may be required to effectuate the foregoing resolutions.

DATED: August 2, 1999

/s/ Robin Southworth

/s/ Mike McQuinn

/s/ Carla Bennett

/s/ Richard Patrick

/s/ Nicole Ziegler

AUGUST 2, 1999 at 7:30 P.M

Board of Directors, Falls Creek Ranch Association, Inc.

The following members of the Board were present: Robin Southworth, Mike McQuinn, Dick Patrick, Nicole Ziegler, Carla Bennett. Don Southworth was also present in his capacity as the new liaison with the Ranch caretaker.

As its first order of business, the Board elected officers in accordance with Article V, Section 1 of the Association By-Laws. Mike McQuinn will serve as President, Robin Southworth (Lucie) will serve as Vice President, Carla Bennett and Dick Patrick will share the duties of Secretary, and Nicole Ziegler and Robin Southworth (Lucie) will share the duties of Treasurer.

The Board determined that regular meetings of the Board of Directors will be held on the second Monday of each month at 7:30 PM, with the location rotating among Board members. The next meeting of the Board of Directors will be held on Monday, September 13, 1999 at 7:30 PM at the home of Mike McQuinn. As always, all Ranch property owners are welcome to attend Board meetings.

The Board considered various options for providing meeting minutes to members in a more timely fashion. In the past, minutes have been prepared after the meeting, approved at the following meeting, and circulated to members after approval. To eliminate the delay, the Board decided to try circulating the minutes to members prior to approval. The minutes of the following month's meeting will indicate whether the minutes were approved as circulated and will specify any changes that were deemed necessary.

Liaison Report

1. The Ranch has been experiencing problems with large groups of bikers using the Church Camp road to access the Ranch. In an effort to control access, Gary installed a gate and a sign. Shortly after installation, the metal poles holding the gate were sawed off at ground level with a hacksaw. The gate itself has been located, but the sign, which was also sawed off at ground level, is missing. The Board determined to replace the gate using more durable steel posts and to put up a less costly sign which simply says "No Trespassing" or "Private Property."

2. Over the past several weeks, the Ranch has experienced recurring problems with bears raiding the trash dumpsters. Although steps have been taken to make the dumpsters harder for the bears to get into (as discussed at the Anntal Meeting), problems are still occurring but with less frequency. The Board is presently exploring the availability of different types of dumpsters to help address the problem. Nicole and Don will take the laboring oar on this project, and Glenn Sears will assist in negotiating any needed changes in the contract.

Treasurer's Report - Assessment letters have gone out. Assessments are technically due on August 1, with a thirty-day period for payment without penalty.

Roads Committee Report - Ranch roads are in pretty good shape and routine maintenance is proceeding. One section of Falls Creek Main requires additional gravel.

Common Property Committee Report - The Board gave further consideration to the Proposal outlined in minutes of the Special Meeting of the Board held on July 19, 1999 (a copy of which is attached) and unanimously approved the Proposal.

Architectural Control Committee Report - No new building activity is proposed.

Security Committee Report - Frank Farrell has resigned his position. The Board considered various options for handling security (such as installing a gate at the Ranch entrance or hiring a paid security guard) and decided that such measures were not desirable at this time. The Board also decided to forego appointing a replacement for Frank for the present time. This means that we will all have to take a little more responsibility for protecting the peace and beauty of our facilities.

For now, the Board will ask the welcome Committee to provide new residents with stickers for their cars and explain the rules regarding guests and the like. Guest passes will be available from Mike or Robin. A supply of the notices Frank prepared for placement on vehicles which don't have stickers or guest passes will be placed in a box on the shelf above the newspaper tubes and will be available to all residents.

If any problems arise, residents should not call Larry at the Ranch house or Frank. Call Board members only for questions or minor problems relating to the Covenants. For security issues, call the local police department. PLEASE DO NOT CALL 911 EXCEPT IN AN EMERGENCY. For your convenience, telephone numbers are printed on a separate sheet and attached to these minutes. You may wish to place these numbers near your telephone for ready reference.

Utilities Committee Report - Work on the water system is continuing as outlined in the Annual Meeting.

The Board discussed re-platting the Ranch. Bechtolt Engineering has proposed a three step process. Step 1 would involve setting the center pin of each of the 89 lots which have not yet been re-surveyed since Bechtolt set the 4 pins in the meadow for reference. Bechtolt has indicated that it would likely be able to complete this process for an amount no greater than \$12,500 (roughly \$140 per lot). The cost for a lot owner to obtain a survey at the present time is about \$225. Step 2 would involve verifying that all structures, including propane tanks, are on the owner's lot. This would

include a drawing and, where needed, recommendations for modifications. Step 3 would be preparing the new plat map for recording with the County. The cost of Step 2 and Step 3 is as yet undetermined.

The Board considered the various pros and cons for re-platting at this time. For many Ranch property owners, a survey seems unnecessary unless it is required for purposes of selling the property or to obtain Architectural Committee approval for any construction project which would change the footprint of existing structures. On the other hand, re-platting would help avoid the need to address problems (such as houses which aren't actually on the owner's lot) in something other than a piecemeal fashion. However, because of concerns about serious issues, such as whether re-platting would result in mortgage-holders requiring new title insurance, action was deferred on the proposal. Mike will look into some of the concerns and the Board will address the proposal again at the next meeting.

Other Business - As reported at the Annual Meeting, the Board has received numerous complaints about use of the residence at 192 Rockridge Circle as a short-term lodging facility. Those complaints have continued to come in and a written complaint has been received from other Rockridge Circle residents.

It was determined that the rental of this residence as it is currently being managed is in violation of certain Covenants, including Covenants 11, 20, and 22. Covenant 11 requires that Ranch residences may only be leased for single family occupancy. Covenant 20 prohibits business or commercial use unless it (1) is expressly approved by the Board, (2) does not interfere with the residential character of the neighborhood, (3) is secondary to the use of the residence as a dwelling place, and (4) does not cause undue parking and traffic problems. Covenant 22 prohibits uses which are or may become a nuisance to others.

The Board determined that some action was needed. The property owner and the property manager will be contacted in an effort to resolve the issue without formal action. If those efforts are not successful, further action Will be considered.

The meeting was adjourned at 9:50 pm.

DATED: August 17, 1999, /s/ Carla J. Bennett, Secretary

OCTOBER 11, 1999 at 7:30 P.M.

Board of Directors, Falls Creek Ranch Association, Inc.

The following members of the Board were present: Robin Southworth, Mike McQuinn, Dick Patrick, Nicole Ziegler, and Carla Bennett. Don Southworth was also present in his capacity as the liaison with the Ranch caretaker. In addition, Karl Deterding was present to report on the proposed tree thinning.

The Board formally approved minutes of the August 1999 meeting. No meeting was held in September 1999.

Liaison Report - 1. Gary has provided the Board with a list of outstanding projects which should be completed before the upcoming "4-wire winter" sets in. He is working hard to assure that those projects are completed. Replacement of the gate at the Church Camp road will be added to the list.

2. Over the past several weeks, various options for addressing the bear problem at the dumpsters have been tested. None have effectively solved the problem. The committee will explore additional options and make recommendations during the winter for implementation in the spring. In the meantime, once the bears have hibernated for the winter, we will have a clean-up day to clear the accumulated debris from behind the dumpsters.

Treasurer's Report - Four assessments remain outstanding and collection efforts will commence shortly. The budget to date for the fiscal year was reviewed against actual costs, and the Board concluded that there are no areas of concern at this time.

Roads Committee Report - Magnesium chloride will be applied to Falls Creek Main as necessary on Friday, October 15th.

Common Property Committee Report - Karl Deterding attended the meeting to report on the proposed tree thinning described on the notice posted on the bulletin board by the mailboxes. The Common Property Committee is authorized by the Fire Damage Reduction Plan (adopted by the membership at the 1994 annual meeting) to identify areas it deems to be Fire Hazard Areas and to take appropriate steps. The Committee has determined that the area designated for tree thinning is a Fire Hazard Area. Prior to going forward with any action to reduce the fire hazard, including tree thinning, the Committee will comply with all of the notice, comment, and hearing procedures outlined in the Fire Damage Reduction Plan.

Two members have commented in response to the notice posted on the bulletin board and those comments have been addressed.

Finally, the sale of the Browns' residence did not close as scheduled and the property remains on the market. Therefore, the proposal described in the minutes of the Special Meeting of the Board held on July 19, 1999 has not been effectuated. The resolutions adopted by the Board on July 19, 1999, will not become effective until a new buyer is found and the terms by which the resolutions become effective are satisfied.

Architectural Control Committee Report - Plans for new construction on Lot 80 have been approved.

Security Committee Report - Speeding is an ongoing problem and the Board will be revisiting the question of speed bumps over the course of the winter. Your cooperation is, as always, imperative if we are to avoid such measures. In addition, the continuing use of Starwood as a two-way road was discussed. New "one-way" signs will be added. Larry Foukas (the sheriff's deputy currently renting the caretaker's house) has submitted a report of activity at the Ranch. No burglaries were reported. Larry asks that residents assure that Visitor's Passes are used on vehicles and that all residents make certain their own cars bear an appropriate FCR security sticker.

Larry also asks that residents who will be away from home for several days or longer let him know by putting a note in his newspaper tube. Finally, Larry noted that loose dogs are occasionally a problem. It would be helpful if the dog's tag indicated that the dog belongs to a Ranch resident.

Re-Platting - The Board has extensively explored the ramifications of re-platting the Ranch and has determined that the process is important and helpful. More details will be forthcoming in future months. The Board has concluded that concerns about title insurance and other legal issues can be adequately addressed during completion of the process.

Other Business - No further complaints about inappropriate use of the residence at 192 Rockridge Circle have been received.

As a matter of interest, a mountain lion has been seen near the picnic grounds. Also, we have received reports of four mountain lions (including two cubs) sited on Junction Creek Road.

The next meeting of the Board of Directors Will be held on Wednesday, November 10, 1999 at 7:00 PM at the home of Carla Bennett. As always all Ranch property owners are welcome to attend Board meetings.

The meeting was adjourned at 10:10 p.m.

DATED: October 18, 1999

/s/ Carla Bennett, Secretary

NOVEMBER 10, 1999, 7:00 P.M. Board of Directors, Falls Creek Ranch Association, Inc.

The following members of the Board were present: Robin Southworth, Dick Patrick, and Carla Bennett. Don Southworth was also present in his capacity as the liaison with the Ranch caretaker. In addition, Ray Turner was present to present the Utilities Committee report.

The Board formally approved minutes of the October 1999 meeting.

Liaison Report - 1. The roads are ready for winter (except for regrading, which will happen when the weather cooperates). 2. The special committee considering the bear problem at the dumpsters will be meeting with the DOW and with Waste Management. Once those meetings are concluded, the committee expects to report its recommendations to the Board. To be effective, whatever measures are decided upon should be implemented before spring. 3. Work on the gate at Church Camp Road should be concluded during November.

Treasurer's Report - The budget to date for the fiscal year was reviewed against actual costs, and the Board concluded that there are no areas of concern at this time.

Common Property Committee Report: -No report. Copies of the Fire Damage Reduction Plan, which was approved at the 1994 annual meeting, are available to members upon request. A copy of the Plan will now be included in the Welcome Package for new residents.

Architectural Control Committee, Roads Committee, Security Committee - No reports.

Utilities Committee Report - 1. Deanna Collins is the newest member of the Utilities Committee. She will be responsible for testing and maintaining water test records. 2. The Committee continues to collect data to evaluate our aquifer. 3. The Committee requested Board approval to assist Gary in reinstating his Public Water System Operator's license. Once licensed, he would be eligible to be our licensed operator of record. This would enable the Association to save the cost of hiring an outside consultant. In light of the overall cost savings anticipated, the Board approved the proposal. 4. There have been leaks in the upper and the lower water systems. The Committee reported that the leak in the upper system has been repaired, but the leak in the lower system has not yet been found. The new main from the upper pump to the new hydrant is done.

5. The Committee is undertaking certain measures to assure a water supply in the event of power outages at the New Year. A letter will be sent to homeowners and residents in early December.

The next meeting of the Board of Directors will be posted. As always, all Ranch property owners are welcome to attend Board meetings.

The meeting was adjourned at 8:30 p.m.