

## **Board of Directors, Falls Creek Ranch Association, Inc**

### **MINUTES**

**January 7, 2004**

Present were Board members John Ritchey, Tom Jones, Sue McCarthy, Jack Campbell and Bill Bales, FCR Liaison Doug Parmentier, FCR Bookkeeper Eb Redford, Common Property Committee Chair Byard Peake, Road Committee Chair Barney Anderson and Utilities Co-Chair Bill Collins.

### **COMMITTEE REPORTS**

#### **Road Committee**

The Road Committee Report focused on "the curve," and the Board has approved the following immediate actions:

1. Installation of warning signs for the curve, notice of the stop ahead, and "caution drive slowly" signs.
2. Installation of stop signs for both north and southbound traffic at the curve.
3. Red flashing LED's were installed on a test basis to balance safety benefit against light pollution.
4. Requested that the curve area be graded down to dirt when feasible
5. Partial filling of the west ditch on Falls Creek Main for about 50 yards north and south of the curve.
6. More frequent application of gravel and a validation of the type of gravel/cinders being applied.

The Board is also investigating more extensive improvements to the curve area. Barney Anderson, Road Committee Chair, has been requested to complete an evaluation of possible long-term solutions by June 1, 2004. This effort will include cost estimates for dynamiting the rock bank to make the curve less sharp as well as the feasibility of installing posts and a cable or guard rail on the east side of the road.

Also, the Board discussed at length the fact that this issue has become one of the more divisive in many years. The spate of e-mails being fired back and forth has left some hurt feelings in their wake. The Board respectfully requests that the membership consider sending suggestions or opinions to the Board rather than to the community as a whole. We believe that would be a step in the right direction.

### **Liaison Report (included here for continuity with the Road Committee report)**

FCR Liaison Doug Parmentier suggested we use volunteers and, if necessary, hired help to assist Ray Smith with snow plowing and gravel spreading operations during heavy snow accumulations in the future. The logistics of snow removal preclude plowing and spreading gravel at the same time. Plowing operations and snow fall must be completed before gravel can be spread. Volunteering to assist Ray would involve operating the orange plow truck to spread gravel. Those interested should contact Doug Parmentier at 385-5739.

The Board and all members present acknowledged the exceptionally long hours, hard work, and good job done by Ray during the recent snow storm. He deserves our heartfelt thanks.

### **Common Property Committee**

CPC Chair Byard Peake reports that McElmo Lumber has completed about one half of the tree thinning in the FCR portion of the thinning project. The membership will be notified when the log trucks begin to move the logs on our roads.

The brush piles in the rehab area on the east ridge were burned prior to the big snow storm. The corral slash piles and the lake meadow rehab brush piles will be burned when snow conditions permit. The membership will be notified of the burn dates.

### **Utility Committee**

The upper well is still deteriorating. The filter bag has to be changed frequently to prevent shale and sand particles from entering the upper water system. Over the holidays the water usage had to be

supplemented from the lower system. Only our SCADA system allows us to continue upper well operation.

We plan to integrate the new well into our water system as rapidly as feasible.

### **Architectural Control Committee**

Construction of several new homes is planned this year. The Board reminds homebuilders that the process begins by contacting the Architectural Control Committee.

### **Treasurers Report**

Look for a copy of the newly revised budget in your newspaper tubes. Also, the letter regarding the second installment of our annual assessment will be mailed shortly. The second installment is due February 1; there is a 30 day grace period before interest of 18 % annually will begin accumulating on unpaid balances. Payments are \$925 for unimproved lots and \$975 for improved lots.

Please remember that a payment of \$150, for the water meter special assessment, is due April 1, if you did not pay the full \$300 assessment in November.

### **NEW BUSINESS**

Peter and Jodye Glick have requested that their suit against Falls Creek Ranch be dismissed.

The next scheduled Board meeting will be at 7:00 p.m. on Tuesday, February 10, 2004, at the home of John and Glennie Ritchey.

Respectfully submitted,  
Bill Bales, secretary

## **Board of Directors, Falls Creek Ranch Association, Inc**

### **Minutes, February 4, 2004**

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

Minutes: This meeting was changed from February 10 to February 4 because of a time conflict.

Present were Board members John Ritchey, Tom Jones, Sue McCarthy and Jack Campbell. Also attending were FCR Bookkeeper Eb Redford and Utilities Committee Co-Chair Bill Collins.

Liaison Report: Activities of Ray Smith were outlined by John Ritchey in the absence of Doug Parmentier.

Architectural Committee: Architectural control committee has met this last week and will be submitting a reminder to all residents as to the rules about the changing the outside appearance of residents homes.

**Road Committee:** No Report

**Common Property Committee:** Byard Peake sent a note outlining activities:

1. The contractor clearing the northern portion of the Ranch under the State, Federal and FCR cooperative agreement has finished cutting all the pine on our land and has moved onto US Forest Service land to cut. He will come back to cut the oak. In spite of the deep snow this work is progressing very well. Sue and Ken Marshall are letting the cutters live in their guest house during this work. Many thanks Sue and Ken.
2. An area east and south of the Ross/Farkas and Barr/Eppinger homes has been selected for cutting for mitigation and forest health. The trees in this area will be flagged with blue or pink plastic ribbon. A map of the area has been sent out to all residents and all neighbors within 600 feet of the cutting have been notified as required by our regulations. Any comments should be made to Byard Peake. A contractor will be used to do the cutting after approval. Chuck and Courtney have done the marking.

## **Utility Committee:**

1. The State Health Department has reviewed our water system as required every three years. The review went very well and we should pass with a limited list of things to do. Many thanks to Bill and Deanna Collins and to Ray Smith in handling this review!
2. Bill Collins reports that the upper well continues to perform very poorly. To meet the winter demand for water in the upper system we are trying to pump water faster from the aquifer than it is being recharged. This is probably the result of the drought. At times Bill and Ray have had to pump water from the lower system via the transfer pump to make up the difference. The transfer pump is a "hands-on" operation so again many thanks for Bill tramping up to the upper well in the cold and show to get the job done. Bill strongly feels and the board agrees that we need to get the new well on line before the summer if at all possible!
3. Bill outlined in detail the implementation plan for getting the new well on line. The first step will be to retest the water chemistry after a period of pumping. This will hopefully give us better results than we got from the drillers water test. In addition Harris Water Engineering, Inc. has been contacted to help us with the plumbing implementation. Harris helped us with the water system before and knows the system well.
4. A new subcommittee was formed to be chaired by Tom Jones to look into quality standards and the mitigation of any problems that might occur in the upper water system from water from the new well. This water seems to have more iron and is harder than water from the other two wells based on the drillers test.

**Treasurer's Report:** Sue reminds us that assessments are due February 1 and will be charged a late fee if not paid by March 1. Also the letters of reminder for payment of the special assessment for the water meter/back flow preventer are coming out soon.

**Wild Fire Defensible Zone Committee:** The WDZC committee presented a new version of their rules and procedures. These rules and procedures were tabled as the Board members did not have time to carefully read and understand the changes.

Mike Chapman the Ranch attorney for the law suits has issued the following statement: "Plaintiffs in all but one of the cases pending against Falls Creek Ranch Association, Inc. (FCRA) have sought permission of the trial court to amend their complaints to add claims against additional defendants. The new defendants which the plaintiffs propose to add are Falls Creek Ranch resident Byard Peake and former Falls Creek Ranch resident Charles (Chuck) Ziegler. Mr. Peak is being named as a defendant in his capacity as chairman of the Common Property Committee for FCRA and Mr. Ziegler is being named based upon the assistance he provided during the placement and installation of differing fence areas on the common property prior to June 25, 2002.

The meeting was adjourned, with the next FCR Board meeting to be at the home of Sue and Doug McCarthy on March 9, 2004 at 7:00 pm.

Respectfully submitted,  
John A. "Jack" Campbell

## **Falls Creek Ranch Association, Inc. Meeting of the Board of Directors**

### **Minutes:**

**March 9, 2004**

Present were Board members John Ritchey, Tom Jones, Sue McCarthy and Jack Campbell. And FCR Bookkeeper Eb Redford and Utilities Committee Co-Chairs Bill Collins and Don Southworth

**Liaison Report:** Activities of Ray Smith were outlined by memo from Doug Parmentier. Snow plowing and sanding roads topped the list. He cleared a road to the new well, pumped the new well about eight hours a day and ran chemical tests for iron, hardness, total dissolved solids, alkalinity, and pH. Two part time helpers were hired to help clean out culverts.

**Architectural Committee:** Architectural control committee submitted a reminder to all residents as to the rules about the changing the outside appearance of residents homes. They have started thinking about updating these rules and would welcome any suggestions. Contact Barbara Belanger with your suggestions. (382-8200)

**Road Committee:** No report, but the board reminds this committee they need to be looking into possible improvements at the stop-sign curve.

**Common Property Committee:** Byard Peake sent several suggestions which were discussed at length including a proposed fire break somewhere near where Falls Creek Main and Starwood cross. A long range plan needs to be developed for thinning including a spring thinning project was discussed. It was noted that over \$42K has been committed by FCR residents toward the cooperative FCR, State, and Federal thinning project which is now underway on the northeast part of the Ranch. The USFS/SFS has or will match this commitment. The board feels that all projects on common property must follow the procedure of flagging trees and sending out a map of the area as was done on the last project in the area around the Nelson's house.

**Utility Committee:** Bill Collins and Eb Redford: The upper well continues to function poorly. They reviewed the results of the water testing on the new well and reported improvement. It was suggested that we continue pumping and testing the new well. High iron content in well #2 was noted and at this time and no explanation was offered. (An explanation was found later in the week however). The problem of a road to the new well was discussed and it was decided to put it behind the Tregillus home which is the shortest route and meets the new security regulations.

**Treasurer's Report:** Sue McCarthy went through the present financial status item by line item and noted that we are in good shape at this time but have some big expenses coming up this Spring which may require financing. The Board then reviewed the first draft of the budget for next year. Ed Redford stated that he has made a CD of all Ranch books and of the Ranch web site and has put this in "safe keeping".

**Wild fire Defensible Zone Committee:** The WDZC committee new version of their rules and procedures was approved as amended and will be sent out to all residents and posted.

A special thanks to Karl Deterring not only for the work in the WDZC rules but also for handling a dog problem which seems to have worked at this time. Also for the hours of work by Eb and Ray and Warren Kerzon on the pumping of the new well and water quality measurements on the new well.

The meeting was adjourned, with the next FCR Board meeting to be at the home of Jack and Pat Campbell on April 5, 2004 at 7:00 pm.

Respectfully submitted,  
John A. "Jack" Campbell

## **Board of Directors, Falls Creek Ranch Association, Inc**

### **MINUTES**

**April 5, 2004**

Present were Board members John Ritchey, Tom Jones, Sue McCarthy, Jack Campbell and Bill Bales, Utilities Co-Chairs Bill Collins and Don Southworth, Road Chair Barney Anderson, Architectural Co-Chair Barbara Belanger, and residents Reid Ross and Pat Campbell.

### **LIAISON REPORT**

Ray Smith is taking a well earned vacation. The big culvert across FCR Main, south of Snowshoe, has been installed. A grate will be installed on the west side for rock containment. Spencer Steinbach has again been hired to help Ray.

### **COMMITTEE REPORTS**

**Utility Committee (submitted by Bill Collins)**

#### **Water System**

As one would expect from the near normal winter, both the upper and lower wells are receiving sufficient recharge to raise the water levels. At this point it is not known how much and how permanent the recharge will be.

A smaller pump has been installed in the upper well. The existing larger pump in addition to creating unnecessary turbulence, was causing a rapid water level draw down and numerous on/off run cycles. This was causing the uncased sides of the well to collapse resulting in muddy water and pump wear. With the recharge and the smaller pump, the upper well is performing better.

Installation of the smaller pump in the upper well revealed that the previous installation was poorly done. Since the same contractor had been used for the pump installation in the lower well, the Board passed a resolution to reinstall the lower pump. Another project approved by the Board, is to move the electrical switches and controls for the wells from the below ground well pits where they could be flooded and damaged to above ground enclosures.

The ranch purchased a water tank for residents use in drawing water from the lake for outdoor watering. Residents will need to provide their own truck or trailer for carrying the water tank as we have not yet located a trailer. If any resident has or knows of an available trailer suitable for hauling the water tank, please contact a board member.

## **New well implementation**

The uncertain reliability of the upper well and the continuing drought throughout the Southwest make it imperative that we proceed with implementation of the new well. We are hopeful that the upper well will continue to be available for use but we cannot be sure of it's reliability. The ongoing drought has communities throughout Colorado searching for new water sources. We must get our new well permitted and operating while water permits and rights are still available. The Board unanimously passed a resolution to proceed expeditiously with the permit process and implementation of the new well.

## **Roads Committee**

The Board discussed recommendations from the Common Property Committee regarding a barrier of some kind at the lake curve and making all roads two way. Barney Anderson will investigate the cost of each proposal. Completion of the FCR Main road projects will begin when weather conditions permit.

## **Common Property Committee**

Due to the beetle infestation, there will be no thinning of green pines until this fall. Byard Peake is coordinating with Rodney Gray for removal of ranch beetle kill trees. Residents can also cut, or contract to cut, beetle kill trees. Cut trees must be stacked, sprayed and covered to prevent beetle migration.

Dan Oshocky, Colorado State Forest Service, and Ron Klatt, US Forest Service, will meet with interested residents on either April 29<sup>th</sup> or 30<sup>th</sup> to evaluate a fire break in the area where Falls Creek crosses FCR Main. Check the bulletin board for posting of the finalized date and time.

Reid Ross will be marking trees near the ranch house for thinning. Pine beetle infestation and flying beetles have been reported by several residents. Sevrin has been ordered for spraying the beetles. The tree thinning planned near the Nelson house will be postponed until the fall due to the beetle problem

A safety boat has been purchased and will be marked and available at the lake.

## **Architectural Control Committee**

Barbara Belanger presented a comprehensive written report which included the minutes from the last ACC meeting. Owners of Lot 11 and Lot 50 plan to start construction this year.

## **Treasurers Report**

Sue McCarthy extends special thanks and recognition to Jim Keavney for his time, expertise, and help in improving the format of the Treasurers reports and the budget.

Sue also spent considerable time reworking and preparing a new cost report for the 2003-04 budget and a proposal for the 2004-05 budget, which are included as attachments to these minutes.

#### **NEW BUSINESS**

**An informational meeting for all residents is scheduled for 10:00 a.m., May 15, 2004, at the Ranch Fire Station. The agenda is limited to discussion of Water Issues and the 2004-05 Budget. Please try to attend.**

**The next scheduled Board meeting will be at 7:00 p.m. on Tuesday, May 11, 2004, at the home of Laura and Bill Bales.**

Respectfully submitted,  
Bill Bales, secretary

## **Board of Directors, Falls Creek Ranch Association, Inc**

**MINUTES, May 11, 2004**

Present were Board members John Ritchey, Tom Jones, Sue McCarthy, Jack Campbell and Bill Bales, FCR Liaison Doug Parmentier, Utility Committee Co-Chairs Bill Collins and Don Southworth, and Common Property Committee Co-Chairs Byard Peake and Ken Marshall.

### **LIAISON REPORT**

Doug provided a caretakers log from Ray Smith detailing his April work projects. They included equipment servicing, road grading, magnesium chloride application and repair of dumpster lids. Doug has also compiled a list of committee projects that will require Ray's assistance.

### **OLD BUSINESS**

#### **Sevin/Sprayer availability**

For residents interested in spraying their own trees, a sign up sheet is located in the equipment shed bathroom. Also, coordinate with Ray Smith for any needed instruction on the use of the equipment. Due to thistle spraying, the equipment will not be available until the end of May.

#### **Survey of lots**

Mike McQuinn is pursuing the completion of the survey. Although the survey was completed last year, having it accepted and recorded by the county has been delayed due to the work schedule of our attorney, Dave Smith, who is handling the legal work.

### **COMMITTEE REPORTS**

#### **Utility Committee**

Both the upper and lower wells have received a good recharge from the spring run-off. That is encouraging but the aquifers are still below the levels reached in the spring of 2001 and previous years. Please continue to incorporate conservation efforts in your use of water.

The pump in the lower well was pulled for inspection as a precautionary measure revealing several problems. All joints of the drop pipe were tightened and a rubber torque stop was installed to prevent pipe rotation. Possible bacteria growth at some pipe joints necessitated disinfecting with a heavy dose of calcium hypochlorite (HTH). Installation of a new down hole electrical cable was required.

Work on the backflow/water meter installation will resume next week, starting at the north end of Oakcrest Drive.

Work continues toward integrating the new well into the water system.

### **Road Committee**

So far, Barney Anderson's efforts to secure a new agreement with the US Forest Service regarding maintenance and reconstruction of the USFS portion of FCR Main have been unsuccessful. FCR representatives, including Barney, will schedule another meeting with the USFS in early June to work on an agreement.

### **Common Property Committee**

Thanks to Don and Mary Southworth for organizing the successful ranch work day and the great neighborhood party that followed. Thanks also to Warren Kerzon and Bob Emmanuel for painting the mailbox area and putting up bulletin boards. And thanks to all the hard working volunteers, of all ages.

The USFS is conducting a survey of our adjoining property boundaries. We have granted them permission to cross our property for the purpose of the survey. The ranch and USFS are sharing the costs of rock to fill the huge logging road puddle at the southeast corner of the lake meadow.

USFS and Colorado Forest Service representatives met with several Board members and Common Property Co-Chair Byard Peake to determine the best place to cut a fuel break in the vicinity of the creek. The fuel break is proposed to be cut south of the creek near the USFS boundary. Also, tree thinning is proposed from the fuel break to beyond the north side of the creek to provide additional fire protection and to allow residents easier access into the beautiful creek corridor. The area will be marked and then more information will be sent to the membership.

Rodney Gray has almost completed tree cutting in the fire mitigation area east of the homes on Oakcrest Drive. Continue to watch for logging trucks on our roads. Slash disposal has delayed completion of the project. However, we expect Rodney to be removing beetle kill trees from the ranch within a few weeks.

In an effort to reduce the scope of the Common Property Committee, the Board passed a motion to form a Lake Committee, separate from the CPC

A boat for use in an emergency is marked and ready for use at the swim beach. Some residents are storing their boats in the area near the dry hydrant. This presents a potential safety problem if emergency use of the dry hydrant becomes necessary. The boats also interfere with water truck access. Please store all boats at least fifty feet from the dry hydrant until marker signs are erected.

At least twenty bear incidents have occurred this spring. Several homes have been damaged. Most encounters are attributed to a young bear seen by many residents. The Department of Wildlife has classified the bear as a rogue, who is unlikely to change behavior patterns. We have requested the DOW to transplant the bear to another locale. In the meantime, please be cautious and observe safe bear country procedures. A mountain lion has also been seen on the ranch.

### **Treasurers Report**

Please pay any delinquent annual assessments. The 2004-05 Budget proposal was discussed at length.

**The next scheduled Board meeting will be at 7:00 p.m. on Wednesday, June 2, 2003, at the home of Tom and Shirley Jones.**

Respectfully submitted,  
Bill Bales, secretary

## **Board of Directors, Falls Creek Ranch Association, Inc**

### **MINUTES, June 2, 2004**

Present were Board members John Ritchey, Sue McCarthy, Jack Campbell and Bill Bales, FCR Bookkeeper Eb Redford, Utility Committee Co-Chairs Bill Collins and Don Southworth, and resident Steve Dowler.

### **LIAISON REPORT**

May work projects for Ray Smith included road grading, magnesium chloride application, work on the slash piles, work shop clean up, Falls Creek Main culvert and grate installation, and reworking the water hookup for Lots 50 & 51. Although starting a well deserved vacation beginning Memorial Day weekend, Ray has still assisted with projects, including water testing of the new well.

### **OLD BUSINESS**

Planning for the July 10 Annual meeting was completed. The meeting notice, agenda, proxies, and 2004-05 Budget will be mailed to all members within the next few days. The need for volunteer support for ranch projects will be emphasized at the meeting.

LPEA has marked the proposed underground power line route along the east edge of the lake meadow, continuing northwest to join the existing underground power line on Starwood Trail.

### **COMMITTEE REPORTS**

#### **Architectural Committee**

Revisions to the committee rules and regulations will be completed by the end of June. A new home is under construction on Lot 50 (previously the Freibergers home site), construction will soon begin on Lot 11, and several remodel projects are underway.

#### **Utility Committee**

A Water Conservation letter has been sent to all residents. Despite improved conditions compared to last year, we are still experiencing a severe, lengthy drought. Conserve accordingly.

Installation of backflow devices and water meters is again underway. To clarify at which time an unimproved lot becomes an improved lot: a lot is considered improved when it's water line taps into the ranch water system and a means to use that water is available at the lot. At that time, installation of a backflow device and water meter is required. The lot owner is then billed for the backflow device and water meter.

Work continues toward integrating the new well into the water system. The new pump and transducer were installed last week. Water testing is in progress and the LPEA engineering study has been scheduled. Construction of the well enclosures will begin in mid June.

### **Road Committee**

A new Road Committee Chair will be needed when Barney Anderson departs on July 1 for a two year absence from the ranch.

### **Common Property Committee**

Please note the level of fire danger posted by the fire house when you enter the ranch. Also, notice that the sign includes a "NO SMOKING" warning. That applies to ALL outside areas of the ranch, on common property and on private property. Additionally, OUTSIDE OPEN fires are prohibited without specific permission from the Board.

Byard Peake is gathering information regarding ashes and/or cinders from the Missionary Ridge Fire falling within the ranch prior to the Valley Fire. If you observed either ashes or cinders please inform Byard.

### **Treasurers Report**

The final version of the 2004-05 Budget was reviewed. A copy will be included with the Annual Meeting Notice mailed to each lot owner.

### **Old Business**

Resident Steve Dowler is investigating options for a recycle container and pickup schedule.

**No Board meeting is scheduled for July, 2004, due to the Annual Meeting scheduled for 9:00 a.m. on Saturday, July 10, 2004, at the picnic grounds. If weather is a factor, the meeting will be changed to the fire house.**

Respectfully submitted,  
Bill Bales, secretary

## **Falls Creek Ranch Association, Inc**

### **MINUTES, July 12, 2004 Board Meeting**

Present were Board members John Ritchey, Sue McCarthy, Tom Jones, Susan Ruggera and Bill Bales.

### **LIAISON REPORT**

Sue McCarthy talked to Ray Smith about the records storage shed we have been investigating. Ray said he could build the shed out of cinder block. It would be built on a concrete slab and be highly mouse proof and fire resistant. (Subsequent to the meeting, John Ritchey contacted Bill Rebovich, who volunteered to assist Ray with the shed construction.)

It was decided to have the water truck repaired immediately, rather than wait until August.

### **OLD BUSINESS**

Tom Jones and John Ritchey will meet with the LPEA tomorrow, July 13<sup>th</sup>, to discuss the power line across the lake.

The USFS plans to close the logging road, constructed to allow access to the burned area, upon completion of the tree thinning project currently underway on the east slope. FCR would incur the road closing cost, approximately \$1,500, if we requested to keep the road open for our continued access to the burned area. The Board decided that the cost was not worth the benefit derived and will not request to keep the road open.

Mike McQuinn has written Dave Smith, our attorney handling the survey filing, to persuade him to complete the filing. We have \$35,000 invested in the survey and need it completed.

### **COMMITTEE REPORTS**

#### **Utility Committee**

Bill Collins and Tom Jones will meet with our water attorney on Wednesday, July 14<sup>th</sup>.

#### **Road Committee**

Tom Jones and John Ritchey will meet with Ron Klatt, USFS Forest Supervisor, to discuss the need for a new FCR/USFS agreement for improvement on the lower road.

#### **Common Property Committee**

John Ritchey and Bill Bales will initiate the fuel break project near the creek in August.

The Board decided to move forward on projects to:

- repair the gate control on the dam
- install a gate on Church Camp Road
- improve the safety of the Stop sign curve.

### **Treasurers Report**

Sue McCarthy reports that only one resident has not paid their 2003-04 Annual Assessment. High Meadows Ranch is also late in paying their share of our road expenses.

\$3,000 is available to mag chloride some of the trouble spots on the interior roads. That will be accomplished as soon as the water truck is repaired.

### **New Business**

A special meeting will be held to discuss water regulations after completion of the backflow device/water meter project.

Resident Steve Dowler volunteered to make the lake hydrant “no parking “ signs and the road signs with info on both sides.

We will soon publish a list of specific work projects that need volunteers.

The result of the election of officers is:

- Tom Jones, President
- Susan Ruggera, Vice-President
- John Ritchey, At Large
- Sue McCarthy, Treasurer
- Bill Bales, Secretary

**The next Board meeting will be held at Susan and Gary Ruggera’s home at 7:00 p.m., on Wednesday, August 4, 2004.**

Respectfully submitted,  
Bill Bales, secretary

## **Board of Directors, Falls Creek Ranch Association, Inc**

### **MINUTES, August 4, 2004**

Present were Board members Tom Jones, John Ritchey, Sue McCarthy, Susan Ruggera and Bill Bales, FCR Bookkeeper Eb Redford, Utility Committee Co-Chair Bill Collins, Road Chair Kelly Lupton and resident Gary Ruggera.

### **LIAISON REPORT**

Jack Campbell is acting Liaison while Doug Parmentier is away.

### **OLD BUSINESS**

**To clarify the time when an unimproved lot becomes an improved lot: a lot is considered improved when its water line taps into the ranch water system and a means to use that water is available at the lot. At that time, installation of a backflow device and water meter is required. The lot owner is then billed for the backflow device and water meter.**

Construction of the FCR Files storage shed is being planned by Ray Smith and Bill Rebovich.

Eb Redford will update the FCR Topo Map, which he originally distributed in May, 2003.

### **COMMITTEE REPORTS**

#### **Utility Committee**

Regarding the new well:

- A permit to pump water has been applied for.
- A water attorney has been retained to obtain water rights.
- A contract has been signed with LPEA to provide power to the new well.
- Bids have been solicited to construct a water line to the upper water system.
- The water analysis has been completed and a permit to use the water has been submitted to the State Health Department.
- An above ground enclosure to house all the electrical controls has been installed.
- Major projects remaining are construction of a well pit to house the water valves and installation of a power line from the LPEA meter to the well.

Chuck Eppinger has almost completed the project to move all the electrical well controls to the above ground enclosure for the upper, lower and new wells. A huge "thank you" to Chuck for all the time and effort he has devoted to this really important undertaking.

Installation of backflow devices and water meters should be completed by September 1<sup>st</sup>

## **Road Committee**

New Road Committee Chair Kelly Lupton and members of the Board had a very constructive meeting with Ron Klatt of the USFS last week. As a result of that meeting, Kelly has begun the process of negotiating a new agreement between FCR and the USFS to reconstruct the lower FCR Main road. The amount of the USFS yearly maintenance share will also be renegotiated.

The USFS plans to thin brush and trees in the Hidden Valley section, both east and west of FCR Main, and also north of FCR to Tripp Gulch. The project is still two to three years in the future. One result of that plan is to allow us to continue limited motorized access, using the existing logging road, to our burned property east of the ridge. No recreational motorized access will be permitted.

The Board is grateful that, for several years, Ron Klatt has met often with Ranch members to help solve mutual problems and give invaluable assistance and advice.

## **Common Property Committee**

Recently, loads of slash have been dumped rather haphazardly in the corral meadow. Although Ray Smith periodically pushes the slash into concentrated piles, **slash should be left as close as feasible to the existing big slash piles**, not left in scattered piles around the meadow. Ray will concentrate the slash piles in the next few days to allow mowing of the meadow grass this month.

Some more burned trees on USFS land next to the lake meadow will be cut for firewood. Residents needing firewood are encouraged to take some of the wood from the piles in the lake meadow or below Sears home.

## **Dam Committee**

Tom Jones will follow up with Clyde Church regarding the condition of both the dam valve and pipe.

## **Treasurers Report**

Many members have already paid their August 1<sup>st</sup> annual assessment. Sue McCarthy expressed her thanks, especially to those who have paid the full \$2,600.

A motion was made and unanimously passed to open a new Ranch account at Wells Fargo Bank to link all the FCR accounts. Wells Fargo will provide no fee banking and on line access.

One member is delinquent with the 2003-04 annual assessment.

## **New Business**

Many thanks to Steve Dowler for his work redoing our road signs so that they can be read from both directions.

Tom Jones sent a letter to the director of the church camp below FCR. It concerns the use of fireworks at the camp on the night of July 22<sup>nd</sup>. A copy of the letter is attached to these minutes.

**The next Board meeting is scheduled for 7:00 p.m., September 1, 2004, at the home of Laura and Bill Bales. All members are invited to attend.**

Respectfully submitted,  
Bill Bales, secretary

## **Board of Directors, Falls Creek Ranch Association, Inc**

### **MINUTES, September 1, 2004**

Present were Board members Tom Jones, John Ritchey, Sue McCarthy, Susan Ruggera and Bill Bales, Architectural Control Committee Co-Chairs Mike McQuinn and Barbara Belanger and new resident Jim Winzell.

### **LIAISON REPORT**

Ray Smith's activities during August included:

- assisting Durkin Excavation with locating pit sites and installation of backflow valves and water meters
- equipment service and repair
- assisting with the new well project including pre-bid meetings with possible contractors
- and road watering and grading.

### **OLD BUSINESS**

#### **Survey project**

Mike McQuinn gave a detailed briefing on the history of the survey project. Thirty-nine residences were found to be encroaching onto Common Property. New lot center positions were determined. The new survey has not yet been recorded. Mike is attempting to get that accomplished.

#### **Watson property**

John and Janet Watson have requested an additional easement across FCR Common Property to allow access to a new home site on their property west of FCR Main. The Board and appropriate committee heads are reviewing the Watson request. Approval requires a vote of the membership.

#### **Church Camp fireworks**

Attached to the August minutes was a letter from Tom Jones to the Director of the church camp located below FCR, regarding what appeared to be several fire work explosions the night of July 22<sup>nd</sup>. The response from Camp Director Wendy Cross is attached to these minutes.

### **COMMITTEE REPORTS**

#### **Dam Committee**

The dam control valve was recently inspected. There is some leakage through the valve but it was determined that the valve is otherwise sound and is not in danger of failing. The dam drain pipe will be inspected this month.

### **Architectural Protection Committee**

Barbara Belanger presented a comprehensive report on recent building and remodeling projects. The committee has almost completed the revisions to its rules and regulations.

At Barbara's request, the Board appointed the following committee members for the terms indicated:

- Mike McQuinn, Co-Chair, January 2002-January 2005
- Barbara Belanger, Co-Chair, January 2003-July 2006
- Kathy Redford, January 2004-January 2007
- Jack Irby, July 2004-July 2007
- Pat Campbell, complete current term in January 2005, begin new term January 2005-July 2008.

Jan Emmanuel has resigned from the committee after six years of service. Thanks for all your work Jan.

### **Utility Committee**

The backflow valve/water meter project is complete with the exception of eight lots where the pit locations have yet to be determined.

Bids are being taken for the installation of the pipeline from the new well to the fire hydrant on Mason Cabin.

### **Road Committee**

The Board passed a motion to have Road Chair, Kelly Lupton, proceed with the construction of a safety barrier at the lake curve.

### **Common Property Committee**

An area between the stop sign and Falls Creek has been recommended as a fire break. The fire break area is marked with blue surveyors tape on both sides of Falls Creek Main. Additionally, the area adjacent to the fire break on the west side of Falls Creek Main is proposed for thinning. A map, description, and explanation are posted on the FCR Bulletin Board next to the mailboxes.

Thanks to Steve Dowler for redoing the street signs around the ranch.

### **Treasurers Report**

All but eight annual assessments have been paid.

**The next Board meeting is scheduled for 7:00 p.m., October 15, 2004, at the home of Sue and Doug McCarthy. All members are invited to attend.**

Respectfully submitted,  
Bill Bales, secretary

## **Board of Directors, Falls Creek Ranch Association, Inc**

### **MINUTES, October 15, 2004**

Present were Board members Tom Jones, John Ritchey, Sue McCarthy, Susan Ruggera and Bill Bales, and FCR Bookkeeper Eb Redford.

### **OLD BUSINESS**

#### **Watson property**

The easement across FCR Common Property requested by John and Janet Watson was approved by the membership. The vote was 79 Approve and 2 Disapprove. Thanks to the 81 members who responded to the ballot request.

After a formal agreement is signed, the Watson's can begin construction.

#### **Mason Cabin emergency exit**

The Mason Cabin emergency exit has been blocked by Red Ridge residents. We are negotiating with them to replace the felled trees and boulders with a locked gate to which we would be provided keys or a combination.

The exit is blocked south of the church camp, after turning right and driving through the church camp and just prior to entering Red Ridge property. FCR residents can still use the exit road down to the church camp. Instead of turning right through the church camp, continue eastbound past the church camp, using the old exit road until it intersects SR 203 at the bottom of the hill.

### **COMMITTEE REPORTS**

#### **Dam Committee**

The dam inspections are complete and no problems were discovered.

#### **Utility Committee**

Equipment became stuck in the mud trying to access the new well site. The Board reaffirmed the need for an all weather road to provide access to the new well.

A new 8 inch pipe was installed between the new well and the existing water distribution system on Mason Cabin Road. The 8 inch pipe will provide the volume required to meet State standards for chlorine treatment should FCR be required to chlorinate our water in the future.

The remaining 8 backflow valve/water meter's will soon be installed. If you notice any unusual ground depressions forming near your water meter pit or any other indication of a water leak, please call Bill Collins or Don South worth.

### **Road Committee**

The guard rail is installed at the lake curve. Please continue to use caution, drive slowly and observe the stop sign. Thanks to all the volunteers who helped on the project and a special thank you to Kelly Lupton for bringing the project to completion.

Kelly Lupton and John Ritchey met with NFS District Manager Pauline Ellis. As a result of that meeting a new maintenance agreement for the NFS portion of FCR Main is being drafted. Also, the NFS has agreed to:

- provide 3 culverts
- provide the use of a dump truck for hauling gravel; truck costs account for 50 % of our gravel delivery costs
- have a work crew cut and thin growth along the NFS portion of FCR Main.

Slow down and use extra caution when the road is wet and muddy.

### **Common Property Committee**

Ken Marshall submitted a comprehensive Common Property Committee report. A copy of that report is attached to these minutes.

Bids for cutting and thinning the Fire Break between the stop sign and the creek are due next week.

Tree cutting in the burned area has been completed for this year. Several residents on the east ridge contributed over \$2,000 to complete the tree cutting below the ridge. Trees felled on NFS property have been stacked on the north side of the lake meadow. Residents are encouraged to use the cut trees for firewood.

### **Treasurers Report**

Those members who have not yet paid their Special Backflow valve/Water meter Assessment in full (\$900) are reminded that this year's payment is due November 1<sup>st</sup>. The payment may be made in 2 installments of \$150. The first payment is due November 1<sup>st</sup> and the second is due April 1, 2005. However, with the project almost complete, our Treasurer Sue McCarthy encourages a payment of \$300 on November 1<sup>st</sup>. A payment grace period ends December 1, 2004, after which late payments will incur interest at 18 %.

### **New Business**

A CR 204 resident is being sent a warning letter regarding his illegal use of the FCR dumpsters. Please identify and report anyone illegally using the dumpsters.

**Speeding on ranch roads, especially on FCR Main, has become a serious and dangerous problem.** Some residents, contractors, the Federal Express drivers and the Airborne Express drivers are frequent violators. Our roads are rightfully used by many, children and pets included, as walking and biking paths. Several residents have narrowly escaped injury from speeding vehicles. Additionally, small children reside in many homes, including on FCR Main between the creek and Aspen Lane, where speeding is especially bad. **The parents of those children are seriously in fear for their children's lives.** New "Speed Limit 25 mph" and "Caution, Children at play" signs will be posted on that stretch of road. **Please, please control your speed, watch for walkers, bikers and pets and be especially alert for children.**

Complaints are being filed with the managers of Fed EX and Airborne Express. Letters of complaint are also being sent to residents identified as frequent speeders. Residents using contractors are reminded that they are responsible for their workers actions. We will identify and prohibit ranch entry for speeding contractors and press trespass charges if necessary. Please make that clear to your contractors.

**The next Board meeting is scheduled for 7:00 p.m., November 10, 2004, at the home of Tom and Shirley Jones. All members are invited to attend.**

Respectfully submitted,  
Bill Bales, secretary

## **Board of Directors, Falls Creek Ranch Assn., Inc.**

### **MINUTES, November 10, 2004**

Present were Board members Tom Jones, John Ritchey, Sue McCarthy and Susan Ruggera. Also present were Ranch members Bill Collins, Doug Parmentier, Barbara Belanger, Ken Marshall and Byard Peake

#### **LIAISON REPORT**

Work done by Ray Smith During the months of October and November included completion of the pump house for well #4, pulling the raft out of the lake in anticipation of winter, inspection of the Zetor tractor, fabricating and mounting of a wing on the grader, application of road base to the stop sign curve and the intersection of Main and Snowshoe, repair of a leak on Rockridge Circle, maintenance of the Forest Service road, burying of an air relief valve on Alpenglow, and winterizing of the dump truck and grader. Work on the backflow prevention/water meter project is nearly complete. The contractor still has about twenty poles to set and wire which we anticipate will be finished next spring.

Discussion was had regarding placement of some signs prohibiting motorcycle and snowmobile use, relocation of the Oakcrest sign, fire road signs at Mason Cabin Road, and a sign prohibiting use of dumpsters by nonresidents.

**Members are reminded to break down their cardboard boxes before placing them in the dumpsters. Cardboard boxes may also be recycled at the location behind North City Market.**

#### **OLD BUSINESS**

##### **Watson Property**

An agreement between the Watsons and Falls Creek Ranch has been drafted by attorney Denny Ehlers and has been submitted to the Watsons' attorney for his review.

##### **Survey project**

Barbara Belanger agreed to contact Mike McQuinn to follow up on this project with attorneys Dave Smith and Denny Ehlers.

##### **Mason Cabin emergency exit**

The emergency fire exit past the church camp through the Red Rock property continues to be blocked by large boulders and felled trees. In talking with church camp director Wendy Cross, Sue McCarthy was informed that the Ranch has a deeded access to the north of the camp, past the Baer property and ending at the Monger property. Due to legal issues the church camp plans to put up No Trespassing signs on their property to prevent use by unauthorized persons. They have requested that the road not be used by FCR members except in case of emergency during the six-week period when summer camp is in session in July and August. Church camp has plans to improve the road. This year the road was graded. They plan on putting in culverts and further grading next spring. They are requesting that FCR contribute a culvert for drainage in the spring and would like a letter from the Ranch granting them emergency exit through Mason Cabin Road. John Ritchey requested that Sue McCarthy try to get the reception number for our deeded access for our files. Negotiations continue with Red Rocks representatives for that exit as well.

## Insurance

Tom Jones requested that Susan Ruggera obtain bids for General Liability and Officers and Directors Liability from the sources recommended by attorney Mike Chapman.

## COMMITTEE REPORTS

### Architectural Control Committee

Barbara Belanger presented a preliminary reorganized draft of the current rules and regulations along with various forms for approval of construction, addition or remodel. She asked that they be reviewed by Board members and Committee Chairs and **suggestions made before December 1** in order to prepare the final draft for the December Board meeting.

### Utilities Committee

Bill Collins reported that the new well (#4) is complete with the exception of the State Electrical License. A conditional rights permit was obtained allowing us to pump up to 90 gallons per minute. Once actual pumping begins we may then apply for absolute rights. New well permits were obtained for wells #1 and #2 because of inaccurate locations in filing the original permits. We are asking that well #4 be a point of diversion for the other three wells and are asking for an additional 24 gpm for the new well. This would ultimately give us absolute rights to pump a total of 140 gallons per minute from any combination of the four wells. The State Department of Health has issued a use permit for well #4 with a waiver of disinfection so that **chlorination is NOT required**. The SCADA system continues to operate with a minimum of problems. Well #4 will be operated manually unless problems occur with well #2, in which case some of the SCADA equipment could be relocated to the new well.

Some further discussion was had regarding methods to prevent freezing in the upper water tank. The Board authorized Bill Collins to use his own judgment regarding the best water level for each tank in the winter.

**The Board wishes to thank the members of the Utilities Committee, especially Bill Collins, Don Southworth, Eb Redford and Chuck Eppinger along with Ray Smith and Spencer Steinbeck for their hard work in getting this project to near completion.**

### Common Property Committee

Ken Marshall and his committee volunteers have donated 130 man hours in period from November 1st through the 9th cutting and chipping beetle-infected trees and thinning trees for fire mitigation purposes. Some of the larger trees will be removed by Rodney Gray of McElmo Lumber, but there is still a huge amount of wood for anyone who can use it. **Contact Ken Marshall (247-2716) for details.** Ken estimates another week of work by his crew to finish up the area near lots 15, 16, 21, 22, and 23. He also asked the Board to consider budgeting additional contract labor to do thinning next season. **Many thanks to our hardworking lumberjacks for the hundreds of hours of work that they have donated to make our ranch a safer and more beautiful place to live.**

John Ritchey presented bids from three contractors for the fire break project south of Falls Creek. After discussion and review, it was decided to again use Rodney Gray for this work.

### Treasurer's report

Bookkeeper Eb Redford is out of the country so there were no financial reports submitted at this meeting. Treasurer Sue McCarthy reported that all members except two are current in paying the annual assessments. The second year of the special assessment was due November 1, 2004.

The special assessment is \$300. It is payable in full or in two payments of \$150 each. The second half is due April 1, 2005. **A reminder that after December 1, 2004, delinquent special assessments will be charged interest at 18% on unpaid balances.** Other matters discussed were consideration of a yearly audit of our books, the possibility of transferring our accounts back to First National Bank, and consolidation of the bookkeeper's and treasurer's duties.

## **EXECUTIVE SESSION**

### **Litigation report**

Tom Jones reported that a settlement has been reached with all parties involved in the Valley Fire litigation. All lawsuits were dismissed by Court order dated November 8, 2004. Tom will draft a letter to be sent to the membership with further details regarding the lawsuits.

**The next Board meeting is scheduled for 7:00 p.m., December 1, 2004, at the home of John and Glennie Ritchey. All members are invited to attend.**

Respectfully submitted,  
Susan Ruggera, Vice President