

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

MINUTES, January 11, 2005

Present were Board members Tom Jones, John Ritchey, Sue McCarthy, Susan Ruggera and Bill Bales. Also present were Ranch Liaison Doug Parmentier, Utilities Committee Co-Chair Don Southworth and Common Property Committee Chair Ken Marshall.

LIAISON REPORT

Doug Parmentier reported that Ray Smith's time has been almost exclusively used to cope with the ongoing storms. Clearing and sanding the roads have included two 24 hour work periods for Ray. Additionally, Ray has pulled numerous drivers out of the ditch; seven on one particularly bad day. This storm, with its mix of snow and rain, with roads alternately covered with snow, slush and ice, is unprecedented in Ranch history. Doug emphasized that Ray's dedication and performance have been superb. The Board also applauds Ray and thanks him for his outstanding efforts during this exceptionally difficult time. Doug also contributed considerable time and effort and the Board expresses its thanks. Thanks also to all the Ranch residents who have patiently coped with the inconvenience caused by the storm. Any resident experiencing problems with the roads, please call Doug or a Board member rather than Ray.

Considering the exceptionally long hours worked by Ray during the storm, the Board decided to have Ray prepare a list of experienced grader operators he would recommend as relief drivers in the future.

If plowing delays occur during future storms, residents will be notified by email as soon as possible

OLD BUSINESS

Insurance

Susan Ruggera is investigating several insurance agencies to augment our present insurance.

COMMITTEE REPORTS

Common Property

Ken Marshall submitted a comprehensive written report and committee budget for 2005-06. Ken went over his report and recommended eliminating the slash piles in favor of chipping.

Items included in the report: (the complete report and budget are available from the FCR secretary upon request)

Rodney Gray removed several beetle trees and chipped the slash. Rodney also removed trees from the CPC volunteer thinning project and will resume that job when conditions permit. It was recommended by the CPC that future thinning projects should be contracted out as the work load on the committee is more than is feasible with our aging volunteer crews.

Fund requests for a thinning project are included in the attached budget. The specific area is still under discussion.

Better moisture this fall and winter should require less tree spraying and the budget has been reduced accordingly. Weed control costs remain the same. Ken needs volunteers to take over his leadership role in controlling the weeds. Otherwise, we will have to

contract out the work.

Ken proposed that FCR participate in the Ambassador Program of the FireWise Council as a Level II participant. The Board unanimously agreed.

Ken thinks the choice of hauling slash to a pile for burning instead of chipping is a mistake. He presented several reasons for his thinking and believes burning should be a last choice, if at all. He proposes that chipping the slash every two weeks with volunteer help during the slash season would require ten days of chipping and at a cost of \$2,000.

A spirited discussion regarding the choice of chipping or burning slash followed. A compelling argument against chipping was Sue McCarthy's concern about safety. Opinions were about evenly divided between the proponents of each method of slash disposal. Consequently, a decision was reached to continue to use both methods.

John Ritchey reported that work on the fire mitigation project, along and to the south of Falls Creek, has stopped until conditions improve.

Dam and Lake Committee

Water is flowing over the dam spillway which is very unusual for this time of year. Subsequent to the Board meeting, Committee Chair Clyde Church reported that the dam valve would definitely be opened earlier this year as compared to the past three years when it has been opened in late March. If the weather turns cold, as forecast, the water flow over the spillway should slowly decrease over the next few weeks. If temperatures do not reduce the water flow over the spillway in the next week, or if we have a warm up, the valve will be opened to reduce the stress on the spillway and dam. Otherwise, it will be opened in early to mid March, depending on temperatures and total snow pack in our watershed. The committee will keep a close eye on the dam and lake.

Utilities Committee

Don South worth related the problems encountered with Well #4 (the new well). Breaks in both the 2 inch and 8 inch water lines adjoining the well house caused flooding in the well house and caused some electrical damage. Since the primary electrical panel is located above ground, electrical damage was minimal. The plumbing and electrical repairs should not cost much but will require some time to complete.

Bill Collins was unable to attend the Board meeting but reports the following:

The lower well pressure transducer failed but does not prevent operation of the well. Subsequent to the Board meeting, a new transducer was successfully installed on January 14th. The failed transducer will be shipped back to Timberline to see if they can determine the cause of failure. The transducer is not under warranty but perhaps it can be repaired or a credit obtained.

SCADA communication with both water tanks was temporarily lost due to the combination of snow on the tanks solar panels and lack of sunshine. It was later discovered that the solar system on the lower tank also had a blown fuse.

Our Water Attorney has submitted the paperwork necessary for obtaining court decreed water rights for Well #4. Approval is expected in March unless there is a challenge.

TREASURER'S REPORT

Sue McCarthy gave a current cost report. Sue also reminds members that **the second installment of the 2004-05 Annual Assessment is due February 1, 2005. Payment amounts are \$1,300 for an improved lot and \$1,250 for an unimproved lot. Please mail your**

payment to:

**Falls Creek Ranch Association
6350 Falls Creek Main
Durango, CO 81301**

or put your payment in the news paper tube of Doug and Sue McCarthy.
There is a 30 day grace period for payments.

NEW BUSINESS

Horses

Bob Strachan is investigating the feasibility and requirements to again allow horses on the ranch. Any member wishing to join the new Horse and Corral Committee, please call Bob or a Board member.

The next Board meeting is scheduled for early February, 2005, at the home of Susan and Gary Ruggera. The date and time will be decided and the membership informed.

Respectfully submitted,
Bill Bales, secretary

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

MINUTES, February 8, 2005

Present were Board members Sue McCarthy, John Ritchey and Susan Ruggera. Also present were Ranch members Barbara Belanger, Jim McCarthy, Byard Peake, Bob Strachan, and Steve Tomczak.

LIAISON REPORT

John Ritchey distributed an operator's log from Ray Smith describing the work he accomplished during the months of December 2004, and January 2005. This included repair of a broken water line, snow removal, road widening and grading, graveling the mailbox area, road repair on the Forest Service road and FCR roads as they dry out, training additional drivers on our equipment, and clean-up of the equipment shed.

COMMITTEE REPORTS

Common Property

Application to the Firewise Council for Level 2 Certification is being made on behalf of the Ranch. Byard Peake plans to make a presentation to the Board at the April or May Board meeting on completing the recommendations necessary to obtain this certification. It was asked that Rodney King move his truck and chipper off of FC Main until he is able to resume the thinning project. Residents of the Red Ridge association have requested that the Ranch remove the standing dead trees visible from their homes. It was suggested that this should perhaps be a joint effort between the two Homeowners Associations. Discussion was also had regarding future thinning projects and treatment of slash.

Horse committee

Bob Strachan and Steve Tomczak were present representing the newly formed committee. The Board asked the committee to formulate guidelines for the keeping of horses including a "hold-harmless" agreement with FCR, corrals, fencing, access gates, manure disposal, responsibility for costs, and aesthetic considerations. The number of horses that may be kept on the Ranch is limited by our covenants. Any member interested in keeping horses on FCR property or serving on the Horse Committee may contact Bob or Steve.

Architectural Review Committee

Barbara Belanger provided a draft of revised Rules and Regulations, and discussion was had regarding some of the wording relating to natural materials and colors, restrictions involving modular housing, screening of propane tanks, and clarification of garage requirements. Barbara is planning to meet with the full committee prior to the March meeting to finalize the documents. Members planning new construction, additions or exterior modification must contact the Architectural Review Committee before commencing work.

Treasurer's report

Sue McCarthy reported that we might have a surplus resulting from certain of our expenses coming in under budget. Bill Bales was asked to contact members of the Capitol Accounts Committee to begin preparing a list of recommended reserve items for next year's budget. Sue also asked that Committee Chairs begin to formulate their budgets for the next fiscal year.

OLD BUSINESS

Insurance

Susan Ruggera reported that she had contacted six different insurance agencies in a effort to obtain competitive bids for HOA and D & O liability insurance and was unable to find carriers other than the ones we have at present, primarily because of our recent settlement as a result of the Valley Fires. Therefore, a motion was made by Susan Ruggera, seconded by John Ritchey, to retain our present carriers. Jim Miles of Moffat Insurance was particularly helpful in the search, and recommended that we stay with Scottsdale Insurance.

A suggestion from Steve Woolverton of Schield Leavitt Insurance was that the Board investigate incorporating a Subrogation of Liability clause into our covenants. Susan Ruggera agreed to contact attorney Mike Chapman regarding this.

The next Board meeting is scheduled for 7:00pm, Wednesday, March 16, 2005, at the home of Sue and Doug McCarthy. All members are invited to attend.

Respectfully submitted,
Susan Ruggera, Vice President

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

MINUTES, March 14, 2005

Present were Board members Tom Jones, John Ritchey, Sue McCarthy, Susan Ruggera and Bill Bales. Also present were FCR Bookkeeper Eb Redford, Utilities Committee Co-Chair Don Southworth, new Roads Committee Chair Steve Dowler and Common Property Committee FireWise Coordinator Byard Peake.

LIAISON REPORT

Ray Smith submitted his Operators Log for February, which included the following:

- welded a skid plate to the plow wing
- graded and widened the USFS road and FCR Main and began reclaiming gravel
- attended an EPA seminar and a Colorado rural water seminar in Pagosa Springs
- helped Utility Committee members in conducting pressure tests and checking meter pits, installed during our backflow prevention program, to isolate and stop a leak, that was discovered by the SCADA system
- with John Ritchey, examined all ranch roads to identify areas needing repair or overdue for maintenance
- continued to clear roads of snow and slush
- a statement of Ray's appreciation for resident participation in snow removal this winter with a special thanks for the residents at the end of Skyline Drive.

Ray submitted a report and road map identifying trouble spots based on the road examination mentioned in his operators log. The Board approved his request for \$13,000 to purchase gravel for repair and maintenance this spring.

The mix of snow and rain, freeze and thaw, and the resulting slush and mud we have experienced this winter is unprecedented. Our equipment was incapable of clearing some areas as well as we have come to expect. Every interior road had at least one trouble spot. The planned repair and maintenance should alleviate those trouble spots.

OLD BUSINESS

Insurance

In February, Tudor Insurance was retained for our Directors and Officers Liability Policy. However, because of Tudor's poor coverage, Susan Ruggera is investigating other companies to find a replacement for Tudor. Finding a replacement is difficult since most insurance companies refuse to insure us because of the Valley Fire

Mason Cabin emergency exit

Progress has been made with Red Ridge regarding our access to their road, through the church camp, for an emergency exit. We hope to have this resolved before fire season.

COMMITTEE REPORTS

Architectural Control Committee

The committee continues to work on the revised rules and regulations. The Board reviewed and discussed the latest draft of revisions

Common Property Committee

Byard Peake reported that the FireWise program at the national and state level is essentially inactive. However, the local FireWise program does remain active. The Board decided that program participation was still in the best interest of the ranch. Our next step is to have an inspection of the ranch performed by the FireWise Council. Additionally, **a FireWise meeting for all residents is scheduled for Saturday, May 7, 2005 at 9:00 a.m. at the firehouse.** Besides helpful and informative presentations by local experts, the meeting provides an excellent opportunity to meet some of our new neighbors.

Don Southworth has again volunteered to organize our **annual spring cleanup day, scheduled for Saturday, May 21.** There will be projects for all ages. Camaraderie is the keynote of the work day which will be followed by refreshments for all.

CPC Co-Chair Jim McCarthy (9000 FC Main) will oversee the firebreak project, adjacent to Falls Creek, when it resumes.

Residents should have received a letter from Pauline Ellis, District Manager of the Columbine District of the San Juan National Forest, regarding a proposal to thin and mow 456 acres along the USFS road to create areas that will provide barriers to the rapid spread of wildfires. The letter invited comments about the project. A detailed Project Proposal was included with the letter and included pictures and maps. The Board encourages all residents to study the proposal and send their comments. A motion by John Ritchey and seconded by Susan Ruggera that the Board endorse the project was passed unanimously. The Board directed Bill Bales to write the USFS informing them of its endorsement.

Dam and Lake Committee

A resident request to provide a porty potty at the lake was discussed. It was decided, that instead of a porty potty, the equipment shed rest room will be thoroughly cleaned and painted and, if necessary, a new toilet and sink installed prior to the summer swim season.

Roads Committee

The Board thanked Steve Dowler for accepting the responsibility of Road Committee Chair.

John Ritchey has engaged in encouraging talks with Bill Ivey, the USFS Road Technician, regarding the rebuilding and maintenance of the USFS road. John, Steve Dowler, Jim Keavney and Warren Kerzon will meet with Ivey to determine how best to proceed with a rebuilding project. There is a possibility that La Plata County will contribute to the rebuilding and future maintenance.

Utilities Committee

Don Southworth reported that only six or seven backflow valves and water meters remain to be installed. Those should be completed this spring. Training will soon begin on the software used to read the meters. The road into well #4 (new well) will be improved for all weather use this spring. The new well is back in operation for pumping/dischage into the adjacent meadow for water sampling/testing. Additional repair work is required and scheduled to reconnect the well into the existing water distribution system. Each well has received a significant recharge for the first time in years.

We received two challenges to our water rights application. One has been withdrawn and we are negotiating the other.

Ray Turner is updating the utility map of the ranch. Water lines are required to be a minimum of twenty-five feet from sewer lines or leach fields. Some lots do not meet that requirement.

Rerouting of those water lines will commence as soon as weather conditions allow.

Last year the ranch purchased a 250 gallon container for use by residents to collect lake water to use for their outside watering. Spencer Steinbach generously provided his trailer to use in transporting the water container. The ranch will offer to buy the trailer from Spencer for residents continued use.

TREASURER'S REPORT

Sue McCarthy provided a current cost report and the first draft of the 2005-06 Budget. Sue reminds members that **the second installment of the 2004-05 Annual Assessment was due February 1, 2005. Payment amounts are \$1,300 for an improved lot and \$1,250 for an unimproved lot. Several residents are delinquent with their payment. Please mail your payment to:**

**Falls Creek Ranch Association
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or put your payment in the news paper tube of Doug and Sue McCarthy. The one month grace period for payments ended March 1, 2005. Since then, 18 % interest has begun accruing on delinquent accounts

Also, Sue reminds us that this years second installment of the special assessment (for the water meter/backflow project) **is due April 1, 2005. For those who have not yet paid, that payment is \$150. A 30 day grace period is allowed, after which an interest rate of 18 % will accrue.**

******Committee Chairs, if you have not yet done so, please send Sue your budget numbers for next fiscal year. Include both operating and capital expenses.**

Treasurer Sue McCarthy and Bookkeeper Eb Redford are unhappy with the service provided by Wells Fargo Bank. They find the bank to be inflexible and unsuitable for FCR's banking needs. The Board asked Eb to investigate alternatives for our banking.

Subsequent to the Board meeting, the FCR Board has agreed to pursue changing banks to Vectra Bank. Susan McCarthy, Treasurer, has authority to open the necessary accounts for Falls Creek Ranch Association, Inc. The following FCR Board members have signature authority: Susan McCarthy, Treasurer; Tom Jones, President; Susan Ruggera, Vice President; Bill Bales, Secretary; John Ritchey, At Large.

NEW BUSINESS

A discussion about our covenants clarified that the covenants will be automatically renewed in 2010.

The next Board meeting is scheduled for 7:00 p.m., Wednesday, April 6, 2005, 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 Assn., Inc.

MINUTES, April 12, 2005

Present were Board members Tom Jones, Sue McCarthy and Bill Bales. Also present were FCR Bookkeeper Eb Redford, Utilities Committee Co-Chair Don Southworth, Roads Committee Chair Steve Dowler, new residents Tom and Winnie Arland, and FCR insurance adviser Steve Woolverton.

LIAISON REPORT

Ray Smith is busy with repair and maintenance of the ranch and forest service roads. Please see the Roads report below.

OLD BUSINESS

Insurance

Steve Woolverton explained some of the provisions of our various insurance policies and clarified some of the differences in risk coverage. However, some questions remain about the suitability of our current Directors and Officers Liability Policy. Steve will research answers to our unanswered questions and meet with the Board again in May.

COMMITTEE REPORTS

Common Property Committee

Work on the Firebreak near Falls Creek has resumed. Byard Peake is inspecting the emergency fire exits.

The **FireWise meeting for all residents has been re-scheduled for Saturday, May 21, 2005 at 9:00 a.m. at the firehouse.** Besides helpful and informative presentations by local experts, the meeting provides an excellent opportunity to meet some of our new neighbors.

Our **annual spring cleanup day, is also scheduled for Saturday, May 21.** There will be projects for all ages. Camaraderie is the keynote of the work day which will be followed by refreshments for all.

Dam and Lake Committee

Funds were requested to restock the lake with trout. Those funds will be considered for next years Budget, which would allow restocking to occur this summer after the annual meeting.

Roads Committee

Steve Dowler sent an information letter to all residents on April 3rd regarding Road work status. Additionally, Steve submitted a written committee report which includes the following:

- John Ritchey, Warren Kerzon, Jim Keavney and Steve Dowler met with Doyle Villers of County Roads and with Bill Ivey of USFS Roads on March 16 to discuss upcoming Projects. Both meetings were positive and we are proceeding with planning based on the indications.
- Bill Ivey has begun talks with Doyle Villers to make application for the transfer of the lower road, USFS FR 065, into the County road system. FCR will work with Bill to complete the application and will need to plan for funding our share of the Project. Application must be made by May 1, 2005.

- first week of April: Ray fixes or replaces culverts on the lower road and the USFS hauls the gravel
- remainder of April: repair and gravel work on FCR roads
- application of mag chloride on all roads will follow the repair and gravel work
- notices have been put up to advise residents of the road work.

The Board authorized additional funds for the Road Committee to enable them to complete all necessary road repair and maintenance this Spring.

Utilities Committee

Don Southworth reported that six or seven backflow valves and water meters still remain to be installed. The new well is being pumped to clean the lines after repair work. Water samples have been taken from all the wells and sent for testing. A new valve is on order for the water line near the Mason Cabin fire hydrant. Since Ray Smith will be busy with road work into May, the Board directed Don to contract for installation of the valve.

TREASURER'S REPORT

Sue McCarthy provided a current cost report. Sue reminds members that **the second installment of the 2004-05 Annual Assessment was due February 1, 2005. Payment amounts are \$1,300 for an improved lot and \$1,250 for an unimproved lot. Several residents are delinquent with their payment. Please mail your payment to:**

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Also, Sue reminds us that this years second installment of the special assessment (for the water meter/backflow project) **was due April 1, 2005. For those who have not yet paid, that payment is \$150. A 30 day grace period is allowed, after which an interest rate of 18 % will accrue.**

For clarification:

Only improved lots are required to pay the special water meter/backflow assessment at this time. Unimproved lot owners are required to pay the entire cost (presently \$900) at the time they connect their home to the FCR water system.

******Committee Chairs, if you have not yet done so, please send Sue your budget numbers for next fiscal year. Include both operating and capital expenses. She needs this information before the May 19th Board meeting.**

The Capital Budget Committee has been inactive for some time. We need new volunteers for this committee. Please contact Eb Redford at 259-5671 to help on this committee.

FCR banking has been switched to Vectra Bank.

NEW BUSINESS

Tom and Winnie Arland inquired about the future of horses on the ranch. Bob Strachan and Steve Tomczak, Co-Chairs of the new Horse Committee, are preparing a proposal for Board review.

The next Board meeting is scheduled for 7:00 p.m., Thursday, May 19, 2005, 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, May 19, 2005

Present were Board members Tom Jones, Susan Ruggera, Sue McCarthy, John Ritchey and Bill Bales. Also present were FCR Bookkeeper Eb Redford, Utilities Committee Co-Chair Bill Collins, Roads Committee Chair Steve Dowler, Common Property Committee Co-Chair Jim McCarthy and FCR insurance adviser Steve Woolverton.

LIAISON REPORT

Ray Smith submitted a written log of his April and May activities which included the following:

- road work, including culvert repair on the FS road, in coordination with Road Chair Steve Dowler
- placed bear proof lids on dumpsters
- assisted Bureau of Water Resource representatives with dam inspection
- provided water sample results to the Colorado Sate Health Department
- attended a Colorado Rural Water class and an American Water Works Association class.

Ranch Liaison Doug Parmentier submitted a written report and advised that Ray Smith will take a well earned two week vacation starting May 28th. Ray is also lining up summertime labor help.

Most of Dougs report addressed the serious trash problem we are experiencing at the dumpsters. Our bear proof dumpster lids work very well at keeping the bears out of the dumpsters IF they are secured after depositing trash inside. However, bears have ripped open trash bags left OUTSIDE the dumpsters and caused a big mess. On one occasion Ray Smith worked to clean up the mess until 9:00 p.m., after spending a full day attending a water class. Items left outside the dumpsters included unflattened cardboard boxes, sacks of yard and house trash and a wheelbarrow. Absolutely NO trash should be left outside the dumpsters and items such as the wheelbarrow, furniture or construction debris can not be disposed of at the dumpsters. Empty cardboard boxes should be FLATTENED and placed in the dumpsters. Dumpsters are emptied every THURSDAY morning. Plan your trash disposal with that in mind but if you find all dumpsters full DO NOT leave your trash outside the dumpsters. Take your trash home and dispose of it another time.

The lid latching chains will be lengthened to make it easier to latch the lids. Ray will mash down the trash in the dumpsters when he has time. He will also make some "pushers" to enable residents to push back trash from the front of the dumpsters to make room for more trash. Doug will post notices at the mail boxes and the dumpsters reminding residents of their responsibilities regarding trash disposal and dumpster usage. Please read the notices and adhere to the suggestions.

FCR decals should be displayed on all resident vehicles. If you do not display the FCR decal, you may be asked to identify yourself. Please contact Warren Kerzon, 259-0796, if you need decals.

OLD BUSINESS

Insurance

Steve Woolverton explained that the Colorado Common Owners Act specifies the rules that govern Directors & Officers Insurance for non-profit associations. Our General Liability Insurance protects the association assets. Tom Jones, Susan Ruggera and Doug McCarthy will continue an investigation of insurance companies to determine which will best meet our needs.

COMMITTEE REPORTS

Common Property Committee

A Fire Wise meeting and Ranch Work Day are scheduled for Saturday, May 21st.

Weed spraying will begin about June 1st. Please read the notices posted at the mail boxes.

Rodney Gray is doing a good job thinning the Firebreak just south of the creek. The ranch agreement with him permits him to take oak firewood from that area. He will also be removing felled trees from other areas on the ranch.

Lake and Dam Committee

Byard and Nancy Peake donated a picnic table for the beach area.

Tom Jones will request a plan from the committee, specifically addressing weeds in the lake, boat storage and a dock. The Board approved an additional \$300 for this year and \$1,000 for next year.

Horse and Corral Committee

Bob and Jackie Strachan and Steve Tomczak are working on a plan to be submitted to the board as part of their request for the return of horses to the ranch.

Roads Committee

Steve Dowler submitted the following written report.

FCR Roads Status
May 2005

Completed:

The Forest road and all Ranch roads were graded and gravel and MagChlor were applied during April and the first week of May.

Application was made by USFS and FCR to request transfer of FR065 to the La Plata County Road system. Bill Ivy is optimistic of approval, the County Supervisors will review the application in August and work would begin in 2006.

Planned:

Build a new gravel road off Meadowridge to the new well.

Grade and gravel some sections of Ranch roads showing road base during the Fall road work phase.

Clear some blocked culverts and ditches.

Repair torn culvert at Aspen Lane and Snowshoe.

Utilities Committee

Repair of the new well needs to be given a high priority so it can be put back into production.

The challenge to our water rights application has not yet been resolved. As part of the application we are attempting to establish that our wells draw water from aquifers underlying Falls Creek Ranch rather than water that is tributary to Falls Creek Lake.

Water levels in our wells are the highest since 1996. The upper well has about 145 feet of water above the pump while the lower well has about 136 feet of water above the pump.

TREASURERS REPORT

If you are one of the five homeowners still delinquent with your Annual Assessment or one of the eight residents still delinquent with your special water assessment, the information that is again included below is addressed to you.

Sue McCarthy reminds members that **the second installment of the 2004-05 Annual Assessment was due February 1, 2005.** Payment amounts are \$1,300 for an improved lot and \$1,250 for an unimproved lot. **Several residents are delinquent with their payment. Please mail your payment to:**

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Also, Sue reminds us that this years second installment of the special assessment (for the water meter/backflow project) **was due April 1, 2005. For those who have not yet paid, that payment is \$150. A 30 day grace period is allowed, after which an interest rate of 18 % will accrue.**

For clarification:

Only improved lots are required to pay the special water meter/backflow assessment at this time. Unimproved lot owners are required to pay the entire cost (presently \$900) at the time they connect their home to the FCR water system.

Also, beginning with the new fiscal year on August 1, 2005, lien action on the property of delinquent accounts will begin three months after the due date. All costs, including attorney fees, filling fees, etc., incurred because of a lien action will be added to the obligation of the delinquent homeowner. The no interest grace period of 30 days following the due date of a payment will remain the same.

NEW BUSINESS

Plans for the Annual Meeting that is scheduled for 9:00 a.m. on Saturday, July 9, 2005 were discussed. Information will be mailed to all homeowners prior to June 9th.

The next Board meeting is scheduled for 7:00 p.m., Thursday, June 9, 2005, at the home of John and Glennie Ritchey. All members are invited to attend.

Respectfully submitted,
Bill Bales, secretary

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

MINUTES, June 9, 2005

Present were Board members Tom Jones, Susan Ruggera, John Ritchey and Bill Bales. Also present were FCR Bookkeeper Eb Redford, Utilities Committee Co-Chair Don Southworth, and Roads Committee Chair Steve Dowler.

LIAISON REPORT

Ray Smith is currently on vacation. Earlier in May, he completed repairs to well #4 and supervised the repair of the ranch tractor. A summer helper for Ray has not yet been hired.

OLD BUSINESS

Insurance

The limit on the ranch general liability policy has been increased.

COMMITTEE REPORTS

Common Property Committee

Weed spraying of the upper meadows has been completed.

Some work remains to be done on the fire break.

Horse and Corral Committee

Bob Strachan advised the Board that the committee has stopped its planning efforts due to a lack of interest by residents.

Roads Committee

Steve Dowler submitted the following written report.

FCR Roads Status
June 2005

Completed:

The culvert crossing FC Main at the ranch house overflowed due to blockage which Ray cleared and reworked the road surface.

Committee meeting was held Thursday June 2 to discuss upcoming projects and review status of roads. Main issues included active tracking and support of the County road transfer, planning for spot-grading potholes that show up in rainstorms, planning for winter snowplow work.

Planned:

Build a new gravel road off Meadowridge to well #4 over the summer.

Expand the cul-de-sac at the end of Highridge.

Grade and gravel some sections of Ranch roads showing road base during the Fall when the rainstorms come in.

Clear culverts and ditches; repair torn culvert at Aspen Lane and Snowshoe; repair and gravel over exposed culvert on Forest road.

Utilities Committee

Repair of well #4 has been completed and it is ready for service. Its pumping rate has been tested at 74 gallons per minute. Cleaning the mud from the pump house has not yet been accomplished.

The negotiations regarding our water rights application continues.

TREASURERS REPORT

Treasurer Sue McCarthy is on vacation. She included the proposed 2005-06 Annual Budget in the Annual Meeting mail packets sent to all owners.

NEW BUSINESS

Options for dealing with covenant violations were discussed. Resident input will be requested at the annual meeting.

The 2005 Annual Meeting will be at 9:00 a.m. on Saturday, July 9, 2005. The meeting will be at the picnic area with the firehouse designated as an alternate meeting site in the event of rain. A potluck picnic will follow the meeting.

All members are urged to attend. If you are unable to do so, please give your proxy to a member who will attend the meeting or send it to FCR Secretary, Bill Bales.

Respectfully submitted,
Bill Bales, secretary

Special Board of Directors Meeting Minutes
July 11, 2005

A special meeting was held at the home of Bill and Laura Bales. Members present were Susan Ruggera, Mary Irby, Eb Redford, Bill Bales and outgoing member John Ritchey.

Officers for the incoming board were selected as follows:

Susan Ruggera, President
Mary Irby, Vice President
Sue McCarthy, At Large
Eb Redford, Treasurer
Bill Bales, Secretary

The Board unanimously approved the new Architectural Review Committee Rules and Regulations subject to a few editorial changes. The name change to Architectural Review Committee from the old Architectural Control Committee was also approved.

The Board extends special thanks to Bill Rebovich for constructing, with Ray Smiths help, the underground pump house for the new well.

A big thank you is also extended to Doug Parmentier for his outstanding job as Ranch Liaison.

We remind the members that advertising signs of any kind are not allowed on the ranch. That includes, but is not limited to, real estate, open house, and contractor signs.

Loose dogs have become a problem. Residents report that some dogs have accompanied them on long walks. Also, a ranch dog was recently killed by a mountain lion. The covenants state "all pets shall be kept within the boundary line of the lot or otherwise under the direct control of the owner, and not be permitted to run at large or otherwise become a nuisance". Please ensure that your dogs are under your direct control.

The problem of visitors at the lake, either unaccompanied or without FCR passes was discussed at the annual meeting. As a reminder:

- day guests must be accompanied by the resident and display a temporary orange FCR pass on their vehicle (pass available from Warren Kerzon)
- house guests must either be accompanied or display a temporary plastic FCR pass on their vehicle (pass available from Glen Sears)

If you plan to have a large group of guests at the lake, notifying the Board or Lake Committee Chair would be appreciated.

The next regular Board meeting is scheduled for **7:00 p.m., Tuesday, August 16, 2005 at the home of Mary and Jack Irby**. All members are invited to attend.

Respectfully submitted,
Bill Bales, Secretary

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

MINUTES, August 16, 2005

Present were Board members Susan Ruggera, Mary Irby, Sue McCarthy, Eb Redford and Bill Bales. Also present were Ranch Liaison Doug Parmentier and Utilities Co-Chair Don Southworth.

LIAISON REPORT

Doug Parmentier presented the written Operators Log from Ray Smith. Items from the log included:

- culvert repair on the Forest Service road and several on FCR
- mower repair, maintenance and service in support of the meadow mowing by volunteers
- re-pouring of wellhead concrete pads and pump house cleaning
- work on the records storage shed

A temporary worker assisted Ray through July. A new helper will be hired to assist through September to handle the "grunt" work and free Ray to concentrate his efforts on the jobs requiring his skill and expertise.

The Board and Committee Chairs are coordinating efforts to better define and prioritize projects for Ray.

COMMITTEE REPORTS

Common Property Committee

Jim McCarthy sent the following written report.

Mowing: all meadows completed under leadership of David Hardy.

Slash chipping: completed all slash piles called into Ken and placed beside the roads, plus some work in the meadows. Worked two days with Ken, Steve Dowler, Tiff Johnson and myself. We will do it again as the need arises.

Future plans: We intend to use our budget to advance our fire mitigation efforts. There are several options for more thinning and creating additional fire breaks and we want to invest in projects with most potential for protection. After Byard Peake returns we will ask the Forest Service to visit again and will bring a recommendation to the Board in about 60 days.

Roads Committee

Steve Dowler sent the following written report.

The following major efforts are planned for completion over the summer and fall this year. Ray and I have discussed the work and scheduled them as noted.

1. Build new gravel access road from Meadowridge to wellhead #4.
 - a. Start on Meadowridge, opposite Winzell's driveway
 - b. Put down 3" base and then Class 6 gravel
 - c. Planned to start in August
2. Widen cul-de-sac at end of Highridge.
 - a. To be done along with other road grading this Fall

- b. Road committee will fell tree and clear oaks first
 - c. Backhoe out west bank back to marker poles
 - d. Leave large rocks, remove dirt
 - e. Re-grade cul-de-sac and ditch
 - f. Wide enough to turn around fire truck (80ft diameter)
 - g. Planned to start in late August
3. Repair culverts.
- a. Snowshoe and Aspen Lane
 - b. Skyline and Oakcrest
 - c. Deertrail at 115 (John Galbraith's place)
 - d. Planned to start with Fall road project
4. Fall road grading and gravel.
- a. Full grade and gravel project
 - b. Use big water truck on main roads
 - c. Planned to start in late August/early September

Utilities Committee

Nine backflow valves and meters remain to be completed. Difficulty in finding an available contractor has delayed the project.

Eb Redford is researching companies that can provide the software interface to facilitate our computerized water meter readers.

As brought up at the annual meeting, the Colorado Department of Health requires that each homeowner attach a hose bib anti-siphon device to each outdoor faucet. The devices are inexpensive and easily installed. They may be purchased at Grand Junction Pipe and Supply and cost \$7.50. To find Grand Junction Pipe and Supply, go across the bridge behind Home Depot onto La Posta Road for about a mile, then take a left hand turn across from the Animas Air Park entrance. The Colorado Department of Health will conduct inspections to insure compliance with the anti-siphon device requirement.

Lake and Dam Committee

Several boats, mostly kayaks, are being left on the beach. Besides being a nuisance to other residents desiring to use the beach and taking up beach space, these boats also obstruct access to the FCR safety boat available for emergency use. Please remove them from the beach area immediately.

OLD BUSINESS

The Board approved a change of insurance agencies beginning with a policy renewal in February, 2006.

NEW BUSINESS

Fading interest in the annual Oktoberfest has prompted suggestions for an activity to replace it.

The Board is working on a protocol to address reckless driving.

TREASURERS REPORT

As of August 17, 2005, fifty-two annual assessment payments are outstanding. Cash on hand is \$130,257.80.

The Payroll Department, a local payroll processing service, has been contracted to handle direct deposit payments for paychecks, taxes, and required report submissions.

The next Board meeting is scheduled for 7:30 p.m., Thursday, September 22, 2005, at the home of Kathy and Eb Redford. All members are invited to attend.

Respectfully submitted,
Bill Bales, secretary

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

MINUTES, September 22, 2005

Present were Board members Susan Ruggera, Mary Irby, Sue McCarthy, Eb Redford and Bill Bales. Also present were Common Property Committee Co-Chair Ken Marshall and Road Committee Chair Steve Dowler.

LIAISON REPORT

Doug Parmentier, Ranch Liaison, sent a written report and an Operators Log from Ray Smith. Items from the log included:

- completed maintenance and repair of the water truck
- hired Matt Burd as a helper
- worked on enlarging the cul-de-sac at the end of High Ridge Road
- prepared all interior roads for the winter
- upcoming projects for September and October are the repair of a possible leak at the intersection of Aspen Lane and Starwood Trail, complete the installation of 7 water meter pits, complete the new records storage facility and ready equipment for winter.

COMMITTEE REPORTS

Roads Committee

Steve Dowler provided the following written report and added the items in brackets

Road Status – Sept 2005

Forest Road 065 (Lower road)

Doyle Villers, County Roads Director of Maintenance has completed his review, summarized the request and moved it on to Engineering.

Engineering will complete their review possibly in early October. They will then request a public hearing with the Board of Supervisors to present their recommendations. The Board will then schedule a hearing, review recommendations and public input and make their decision to approve or disapprove.

Ranch roads

Ray has started grading the roads and will continue through next week. Notice has been posted on general timeframe and duration.

We will be putting gravel down on the upper Falls Creek Main section from Oakcrest north to the Freeman's as that section is showing base course in many places. All Ranch roads and the Lower road will be graded. [less than \$6,000 was required for the gravel laid on upper Falls Creek Main]

Well #4 road

The gravel has been laid and leveled on the road from Meadow Ridge to well #4. Further compaction and cleanup will be done next year if needed. [more gravel is needed near the junction with Meadow Ridge]

High Ridge cul-de-sac

Work started Tuesday the 6th and should be complete by next week. The bank to the west has been widened to provide for an 80ft diameter turnaround for easier fire engine access and to comply as closely as possible with the Ranch specification for turnarounds (45ft radius).

Other

The culvert at Snowshoe and Aspen Trail has been repaired. Two others, at Skyline and Oakcrest and on Deer Trail will be repaired as time permits. [the building contractor for the new home at 260 Alpenglow has agreed to pay for the road damage associated with construction]

Architectural Control Committee

Mike McQuinn, ACC Co-Chair, provided the following update on the FCR lot survey.

Colorado Land Title agreed to do the title work for \$150 per lot, which is \$200 less than the original quote. Mike is notifying the lot owners who need an updated title.

Also:

- The surveyor has come to FCR and made all final lot confirmations.
- The county needs updated title info, which must be less than 3 years old, from all lot owners whose lots are being moved. Mike has collected many of these and has authorized Colorado Land Title to complete the rest.
- The county will have a meeting wherein they will accept the Plat. In that meeting they will have all affected entities notified (La Plata Electric Association, Division of Wildlife, County Roads, etc.). Once this meeting happens, we have to wait 30 days for any comments to come in (they are expecting no agencies to comment), then they will record the Plat.
- Once the Plat is recorded, we must enforce the need for everyone to have a survey done when adding to their homes.

Eb Redford is working on the editorial changes to the new ACC Rules & Regulations.

Utilities Committee

Nine backflow valves and meters remain to be completed. No contractor is available, so Ray Smith and his helper will complete the project.[subsequent to the BOD meeting a contractor has been found to complete the work]

After installation of the software interface to facilitate our computerized water meter readers, training volunteers to read the meters will commence.

As reported previously, we had a challenge to our application to amend our water rights. The challenger is Ed Zink, a resident on CR 203 whose home is at the base of the falls. Clyde Church is negotiating an agreement with Zink for release of water from Falls Creek Lake which will, if successful, result in Zink withdrawing his challenge.

Lake and Dam Committee

Considering the controversy regarding boat storage at the lake and on the beach, the Board has requested the committee to gather input from interested residents and recommend procedures that satisfy safety, brush, boat storage and abandoned boats, clutter, and family use concerns.

Common Property Committee

Ken Marshall reported that volunteers had cut down 14 dead trees, some beetle killed, near the Kuss home. A "chipper" day will be announced in early October to chip the slash generated from those trees and any other slash that residents would like chipped. Let Ken know (247-2716) if you need slash chipped or would like to volunteer for the chipping duty. Also, check the new notice posted at the mailboxes regarding firewood available for residents.

Ken will also lead weed spraying operations after the first frost. Again, please call him to volunteer your help.

OLD BUSINESS

Neither the Bylaws or the Covenants define a specific date upon which newly elected Board members replace the outgoing members. As an original signer of the Bylaws, Ken Marshall clarified that the Board changeover occurs at the beginning of the fiscal year or August 1st.

This years Oktoberfest has been cancelled.

The Board agreed upon a protocol to address reckless driving. The specific wording is still being drafted.

The emergency fire route through Red Ridge is still blocked. A sign directs residents to continue to the left at the church camp.

The Autrys are very interested in having horses on the ranch. They have met with Horse Committee members and talked to Board members about the requirements to keep two horses 4 to 6 months a year. Requirements and procedures will updated and clarified.

TREASURERS REPORT

As of September 22, 2005, ten annual assessment payments are outstanding. **Minimum payments that were due August 1, 2005 are for half the annual assessment. That minimum payment is \$1,075 for an improved lot or \$1,050 for an unimproved lot. Late fees also apply to payments received after August 31, 2005. Send your payment to;**

**FCR
Attn: Eb Redford, Treasurer
6350 Falls Creek Main
Durango, CO 81301**

The next Board meeting is scheduled for 7:00 p.m., Friday, October 14, 2005, at the home of Susan and Gary Ruggera. All members are invited to attend.

Respectfully submitted,
Bill Bales, secretary

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

MINUTES, October 14, 2005

Present were Board members Susan Ruggera, Mary Irby, Sue McCarthy, Eb Redford and Bill Bales. Also present were Utilities Co-Chair Bill Collins, Roads Chair Steve Dowler, residents Lisa Autry and Barry and Mary Ann Bryant.

LIAISON REPORT

Ray Smith sent a written operators log that includes the following (some items are covered in the reports from the Roads and Utility Committees):

- all but two meter pits have been backfilled to grade
- the last ½ mile of FCR Main received a four inch lift of ¾ inch road base
- Rathjen construction is working to complete the remaining backflow valve/water meter installations [subsequent to the Board meeting, Don Southworth reports that Rathjen completed 5 installations and the remaining 4 will be completed next Spring]
- masonry work on the records storage shed is almost complete.

COMMITTEE REPORTS

Common Property Committee

Jim McCarthy sent the following written report (the report has been edited to remove projects already completed).

1. The CPC met at Ken Marshall's home on 6 October 2005 and established the following work plan for the next 12 month period. We established work teams with volunteers as shown; but we need more volunteers. Please select a team if you haven't already, and call the Team Leader.

D. Fire Mitigation - continuation of our ongoing plan including preparing recommendations for the next thinning/fire break project. Also to execute projects approved by the FCR Board.

Time Frame: 2005-2006
Team Leader: Byard Peake
Volunteers: Karl Deterding
Dick Armstrong

E. Mowing of Meadows

Time Frame: July 2006
Team Leader: David Hardy
Volunteers: Steve Dowler
Jim McCarthy
Jim Keavney

F. Cleaning Meadows and Wood Lots - includes removal of fallen/dead trees and bushes, removal of old fences etc to facilitate recreation as well as weed control.

Time Frame: April- May 2006
Team Leader: Jim McCarthy
Volunteers: Steve Dowler
Karl Deterding
Bill Bales

G. Burn Slash Piles

Time Frame: Winter 2005-06
Team Leader: Bill Bales

2. As you can see, we have an ambitious plan and need the assistance from the full CPC. I will also solicit volunteers from across the FCR Association.

Roads Committee

Steve Dowler discussed the following written report on road status. He also submitted a Fall roads plan, which is attached to these minutes.

Road status for October 2005.

The roads have all been graded and are ready for winter. We will be adding gravel and grading the section of Oakcrest from Skyline to Tuck's before snowfall after QWEST buries their line. Ray is working to get them up here before snow.

The cul-de-sac at the end of Highridge is graded and some gravel added with more gravel to be applied before snowfall. Upper Highridge has also been graded and will be completed down to Oakcrest.

A number of culverts needed clearing after the big rainfall a few weeks ago and Ray has already completed the Forest Road clearing and cleanup. Other culvert work will be done this Fall as time permits or during next Spring's work schedule.

Some intersections need smoothing, they will be done as time permits or handled in the Spring.

No new developments regarding the county takeover of the Forest Service road.

Utilities Committee

Bill Colins discussed water system issues and submitted the following written report.

- A waiver has been obtained from the Water Quality Control Division of the State Health Department for the quarterly testing of our new well (Well #4). This will save the Ranch about \$4,000 this year.
- Work continues on obtaining court decreed water rights for the new well. An amended application has been submitted to the Water Resources Department and Clyde Church is pursuing a formal agreement for management of water releases from Falls Creek Lake so Ed Zink will remove his objection to our application.
- The new well continues to be flushed (water dumped in the meadow) to see if the iron content can be reduced. After flushing for several hours, 13,000 gallons of water were pumped into the upper water system and to date no evidence of iron has been reported. The upper water system serves homes north of (but not on) Mason Cabin Road.
- It is believed that the lower water system is losing about 3,000 gallons of water per day. Although we have dug without detecting a leak at the intersection of Aspen and Starwood several times in the past, it now appears there is a leak at that location.

Architectural Control Committee

Eb Redford gave Board members a copy of the new ACC Rules and Regulations in which he has incorporated the editorial changes requested. Final approval is expected at next month's Board meeting.

OLD BUSINESS

A preliminary protocol for reckless drivers has been drafted. Further discussion is planned for the next Board meeting.

Lisa Autry, whose family is very interested in keeping horses on the ranch, asked several questions regarding the status of the corrals and rules governing horses. The Board referred her to the Horse and Corral Committee which had suspended their efforts to draft new rules, regulations and procedures due to a lack of interest on the part of the FCR membership. Any other members with an interest in keeping horses on the ranch, please contact Horse & Corral Co-Chairs Bob and Jackie Strachan or Steve Tomczak.

TREASURERS REPORT

As of October 14, 2005, eight annual assessment payments are outstanding, with a total past due balance of \$10,725. Cash on hand is \$189,877.

Payments due from High Meadows Ranch and the Watsons have been received.

NEW BUSINESS

We have an on going problem at the dumpsters with trash deposited by individuals who do not live in FCR. Locks on the dumpsters and gates at the dumpster entrance were two of the options discussed as a solution to the problem. Those options were eventually considered to present more of a problem and nuisance to residents than the unauthorized use of the dumpsters. Please report any unauthorized use of the dumpsters, or depositing of trash outside the dumpsters, including names, addresses and vehicle descriptions, if possible.

Homeowners are responsible for insuring that their contractors do not use the dumpsters or slash piles.

The next Board meeting is scheduled for 7:00 p.m., Wednesday, November 16, 2005, at the home of Laura and Bill Bales. All members are invited to attend.

Respectfully submitted,
Bill Bales, secretary

FCR Roads Fall Plan Sept. 2005

The major grading and repair work is done on the Ranch roads but there are a few more things to complete.

The first two items have been planned with Ray already, the remaining ones come from a tour I made on Sept. 29 right after the 2 days' of rain and hail.

Ray is working on a water system leak right now as his topmost priority. Some of the projects will have to be delayed until the Spring work on the roads.

1. Highridge cul-de-sac

This is the top road priority and will be completed before snowfall, most likely by mid October. The area is too wet right now to work it and it needs to be leveled and ditched and then graveled. We already have purchased the gravel for this project.

2. Oakcrest from Skyline to north end

The last section of Oakcrest needs some gravel and grading. We plan to complete this project this Fall but it may be delayed until Spring. We will apply approximately \$1200 of gravel to give about a 3" lift.

3. Curve at Ranch House

The west ditch does not drain through the culvert to the east so the culvert needs to be cleared.

4. Intersection of FC Main and Starwood

The culvert is plugged at both ends and must be cleared.

5. Intersection of Mason Cabin and Deer Trail

The northwest side ditch is not draining. There is no culvert that drains this low spot. A culvert needs to be placed from NW to SE to drain this area. It has always collected water in both Fall rains and Spring snowmelt. Funds are available under Capital accounts 7525 or 7580 for the section of culvert.

6. Forest Road 0.8mi south of FCR gate

A slide blocks the west side ditch from draining to the culvert 50yds south. The slide needs to be cleared and the ditch re-cut to drain. This needs to be done soon to prevent deterioration of the road.

7. Forest Road 0.4mi south of FCR gate

The culvert is plugged at the east end by mud and debris. The culvert must be cleared.

8. Forest Road 1.1mi south of FCR gate

The ditch on the west side is not draining and there is no apparent culvert there. A culvert needs to be placed there to handle the pooled water. This project may be delayed until Spring. Funds are available in either Capital accounts 7525 or 7580.

9. Curve on Snowshoe just south of 552

The east end of the culvert is torn and needs repair but it is flowing currently. The west end of the culvert is almost plugged and needs to be cleared. This project can wait until Spring.

10. Intersection of Snowshoe and Aspen Lane

The west end of the culvert is almost plugged and needs to be cleared. This project can wait until Spring.

11. Culvert on Aspen Lane

The culvert located between the Snowshoe intersection and Campbell's home is flowing but needs clearing at both ends as it is partially plugged.

These are projects that we hope to get done either this Fall or next Spring but, of course they must be scheduled in with other projects that require Ray's time. The jobs are listed in priority order.

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

MINUTES, November 16, 2005

Present were Board members Susan Ruggera, Mary Irby, Sue McCarthy, Eb Redford and Bill Bales. Also present were Ranch Liaison Doug Parmentier and Utilities Co-Chair Bill Collins.

LIAISON REPORT

Doug Parmentier discussed Ranch Manager Ray Smith's current work priorities, which are:

- getting equipment ready for snow
- finish masonry work on records storage shed
- apply ¾ inch gravel to High Ridge cul-de-sac.

Ray also submitted an operator log which includes:

- fixed the big water leak at Starwood and Aspen
- completed insulation of well #4
- replaced alternator on the dump truck
- collected debris around the ranch and put it on the slash pile
- 4th quarter water sampling completed
- cut up and removed a large ponderosa that fell and blocked the road between Snowshoe and Aspen.

Ray really appreciated the help of the temporary worker hired to assist him.

COMMITTEE REPORTS

Roads Committee

Chair Steve Dowler reports that:

Tom Jones, Glenn Sears, Kelly Lupton and John Ritchey attended a meeting of the County Commissioners on November 8th. At the meeting, the County Roads Division recommended approval of the application to transfer FS065 (which is Falls Creek Main from the end of pavement to the FCR property line) to the County. This action moved our project forward to the final approval step, a decision by the County Commissioners to be made on November 28.

Pending final approval by the County on November 28, Falls Creek will begin planning for financing our share of the cost. A ranch community meeting will be organized to update the members.

Utilities Committee

Eb Redford submitted a written report which includes:

- software necessary for water meter recording and analysis has been purchased and installed
- Carol Deterding, Don Southworth and Eb were trained on the setup and use of the software and handheld meter reader units
- all installed meters were read and some were discovered to be improperly wired; repairs are being accomplished by Don Southworth
- a major leak was discovered and repaired at the corner of Starwood and Aspen.

Bill Collins reported that repair of the leak at Starwood and Aspen has fixed the estimated loss of 4,000 gallons per day on the lower system. This repair proved to be very difficult as there were three valves overlaid with power and telephone lines in a small space. It was necessary to call in a company to do the excavation using pressurized water. In an attempt to restore water service late in the afternoon, before a proper concrete thrust block could be installed, a valve separated from a line and flooded the excavation. Ray Smith worked throughout the night to restore water service by noon of the next day. Affected residents were kept informed of the situation.

Architectural Control Committee

Approval of the new ACC Rules and Regulations has been postponed until next months Board meeting.

OLD BUSINESS

Attached to these minutes is the newly adopted protocol for Speeding/Safety Violations and a Reckless Driving Incident Report. Please print and save the Incident Report to use as necessary.

TREASURERS REPORT

As of November 15, 2005, seven annual assessment payments are outstanding. Cash on hand is \$166,908.50.

As a reminder to residents, with improved lots only, who have not yet paid the full \$900, the 3rd (and last) year Special Water Assessment of \$300 is due. It can be made in two payments of \$150, the first payment was due November 1st and the second is due April 1, 2006. Please send your payment to Treasurer Eb Redford at 6350 Falls Creek Main. Call Eb with questions at (970) 259-5671.

Eb has been handling the duties of Treasurer and Bookkeeper. Doing both has proven too time consuming, so the Board authorized him to hire a bookkeeping firm to handle those duties.

NEW BUSINESS

We will purchase a fireproof safe to store important documents in the new storage shed.

The USFS plan for the Hidden Valley Fuel Reduction Project has been modified to incorporate suggestions they have received. Hand thinning is now proposed for all areas within 100 feet of social trails and the Falls Creek Main Road, as well as the originally planned steep slopes below the rock shelters and east of Falls Creek Lake. The amount of mechanical mowing has been slightly reduced with emphasis on removing top killed oak (oak that has recently died as a result of drought and frost) and Juniper. Prehistoric and historic cultural resources within the project area have been located and specific mitigation measures for the protection of each site have been incorporated into the project design. The project will be implemented in June, 2006 and completed in November, 2006. Further information and maps may be obtained and/or comments expressed by contacting Camela Hooley at (970)884-1414 or Craig Goodell at (970)884-1430.

The next Board meeting is scheduled for 7:00 p.m., Friday, December 16, 2005, 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 Assn., Inc.

MINUTES, December 16, 2005

Present were Board members Susan Ruggera, Mary Irby, Sue McCarthy, Eb Redford and Bill Bales. Also present were Road Chair Steve Dowler and resident Jack Irby.

This meeting was dedicated to discussion of the proposal to rebuild FR 065 (the road from the end of pavement to the FCR entry).

Since FR 065 is in need of major repair, both the previous and the current Board moved to pursue an agreement with the USFS and La Plata County to rebuild the road. FCR and the USFS, in conjunction with the La Plata County Road Department, presented a rebuilding plan to the County Commissioners which was approved at their November 28th meeting.

Road Chair Steve Dowler will meet with Bill Ivy of the USFS and Doyle Villers of the county road department on January 19, 2006 for further planning.

An informational meeting to explain details of the project and to present options for financing the FCR share of costs is planned for February (date to be determined). We want to obtain membership input before making the decision to accept the project agreement.

The next Board meeting is scheduled for 7:00 p.m., Friday, January 20, 2006, at the home of Mary and Jack Irby. All members are invited to attend.

Respectfully submitted,
Bill Bales, secretary