

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

MINUTES, January 25, 2006

Present were Board members Susan Ruggera, Sue McCarthy, Eb Redford and Bill Bales. Also present was Common Property Committee Co-Chair Jim McCarthy.

COMMITTEE REPORTS

Common Property Committee

Co-Chair Jim McCarthy requested \$2,100 be added to the budget for purchase of a brush hog. The growth in previously thinned areas needs to be cut. The brush hog would provide the most efficient and cost effective means of controlling the new growth.

Roads Committee

Committee Chair Steve Dowler and FCR Board President Susan Ruggera, along with FCR members Glenn Sears and Jim McCarthy (on Falls Creek Main), met with the US Forest Service and County Roads Engineering department on January 19th to discuss the FS 065 road project. Steve's report of that meeting includes the following:

The purpose of the meeting was to work out the details of the project, including scope, costs, schedule, contracts, funding plans, contingencies, property transfer and road preparation.

The scope of the project includes the Forest Service road designated FS065 from the end of CR205 up to the Falls Creek property, including the turnaround loop at the north end of the road. The final section from the turnaround to the Falls Creek gate will remain dirt to clearly identify the beginning of private property. The County will apply chip and sealant to the road.

Cost estimates made in the Summer of 2005 by County Roads Engineering included estimated 2006 increases which will be finalized in March of 2006 when County contracts for gravel and sealant materials are signed. Falls Creek and the Forest Service will then know our total cost; Falls Creek will then proceed with planning for funding. The County will provide the labor, equipment and engineering as in-kind contribution while the Forest Service and Falls Creek will share the materials costs.

Road preparation, including grading and gravel application, is planned for July, followed by chip and sealant application in August. Following completion of the project, the County will assume all maintenance and repair of the road including

snowplowing, ditch maintenance, roadside brush management, surface repair, striping and signage. The road will likely become an extension of CR205, using that number. State Patrol will reportedly include the extended road in their normal patrol activity once striping has been completed.

The FCR informational meeting to explain details of the project and to present options for financing the FCR share of costs, originally planned for February, is now planned for April 8, 2006. We want to obtain membership input before making the decision to accept the project agreement.

Utilities Committee

Co-Chair Bill Collins requested that \$4,000 per year for the FCR water system be included in the Capital Spending Budget being prepared. Those funds would be used as needed, to include pump replacement, well rehab, rerouting water lines and water tank repair/painting.

Bill recommended that we connect well #4 (the new well) to the lower water system. Well #4 could then serve as a backup for both the upper and lower water systems. Well #3 could be removed from service resulting in cost savings. Also, the transfer line between the upper and lower water system (which is currently broken) could be abandoned. The cost would be about \$5,000.

Architectural Control Committee

The new ACC Rules and Regulations are completed and approved. Copies will be mailed to members shortly. A summary of the changes will be included. Also, Eb Redford is updating the FCR web site which will contain the revised Rules and Regulations. (The web site URL is www.falls creek.org which brings up a login prompt screen generated by the Brainstorm ISP server. The user id is "fcr" and the password is "6350fcm"; leave the domain field blank.) The revision was a time consuming project and we all owe the Committee members a big "thank you" for their efforts.

OLD BUSINESS

Anyone who has walked by the corral area lately is aware of the terrific cleanup job accomplished by the Autry family. They spent many hours of labor and the site is much more attractive.

TREASURERS REPORT

Thanks to Robin Southworth for volunteering to be our new bookkeeper. Cash on hand is \$164,051.07.

The next Board meeting is scheduled for 7:00 p.m., Wednesday, February 15, 2006, 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 Assoc., Inc.

MINUTES, February 16, 2006

Present were Board Members Susan Ruggera, Sue McCarthy, Eb Redford, and Mary Irby. Also present were Common Property Committee Co-Chair Jim McCarthy, Roads Committee Chair Steve Dowler, and Past Board President Tom Jones.

COMMITTEE REPORTS

Lake Committee

Clyde Church and Eb Redford will be meeting with Ed Zink in early March to draft an agreement with regard to lake water release management procedures. Clyde will then send the draft agreement to the Board for input, revisions, and approval.

Roads Committee

Committee Chair Steve Dowler reported that the county will confirm the prices for gravel and chip/seal application on the lower road March 1st. A road survey will be completed by the county this spring. Falls Creek Ranch members are encouraged to attend the FCR town meeting April 8th for details and to provide input. Time and location will be announced in March.

Utilities Committee

Bill Collins reported that if the current weather pattern holds, the wells will again receive little or no spring recharge. He recommends beginning to read the newly installed water meters the beginning of April. The Board recommended reading the meters April 1st and May 1st to establish baseline data. This data can then be used to compare with summer readings, which are historically heavy usage months. The data can be gathered very quickly and efficiently, and will be used to analyze water usage patterns and help establish a water usage policy for Ranch residents. It will also be helpful in locating leaks within the system.

Common Property Committee

Jim McCarthy reported the Forest Service is planning a thinning project south of the ranch and has requested access permission which was granted. He requested permission from the Board to purchase a "brush hog" for Ranch fire mitigation work, which was granted.

PLEASE NOTE: The Red Flag fire warning recently issued by the National Weather Service is a sign of the earliest wildfire season in years. The FCR Board urges FCR residents to be very careful with outside work, including chainsaw activity and practice common sense fire prevention. When county and federal authorities issue a chain saw ban, we will adhere to it. Typically, this occurs around the first of May. Residents who may want to thin prior to this time need to contact Carl Deterding and his Wildfire Defense Zone committee for necessary forms and approval procedures. The forms are also included in the newly issued and revised Architectural Control Committee Rules & Regulations. The new ACC rules & regulations are also available on the FCR web site (falls creek.org).

Jim McCarthy would like to remind residents the Common Property Committee is always in need of volunteers for various projects. Give him a call if you can spare some time!

February 2006

Note to all Falls Creek Ranch Committees: Work on the 06/07 Budget needs to be initiated soon. Committee Chairs will be contacted by Eb Redford to request a first draft for the March Board meeting, to be held March 15th.

Old Business

Board President Susan Ruggera has spent many hours updating and improving insurance policies for the Ranch.

Red Ridge Fire Exit: Jim McCarthy reported that Red Ridge residents are very amenable to Falls Creek Ranch using their road as a fire exit. Two new gates will be installed along that route shortly.

New Architectural Rules and Regulations are at the printer and will be mailed to residents as soon as they are ready.

Treasurer's Report

The current financial balance for FCR bank accounts is as follows:

Forest Service Special Account	\$6,645.43
First National Bank CD	\$517.83
Vectra Bank Operating Account	\$140,923.64
Vectra Bank Capital Account	\$16,177.59
Vanguard Capital Account	\$40,000.00
Total	\$203,264.49

The next Board Meeting is scheduled for 7:00 p.m., Wednesday, March 15th, at the home of Gary and Susan Ruggera. All members are invited to attend.

Respectfully submitted,

Mary Irby, Acting Secretary

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

MINUTES, March 15, 2006

Present were Board members Susan Ruggera, Mary Irby, Sue McCarthy, Eb Redford and Bill Bales. Also present were Road Committee Chair Steve Dowler, Lake & Dam Committee Chair Clyde Church, Fire Wise Coordinator Byard Peake, and residents John Ritchey and Tom Jones.

Liaison Report

Ranch Manager Ray Smith provided an operators log that included:

- a 2' culvert was installed on Main just south of Aspen Lane
- during the snow storm, March 8 to March 12, snow plowing was accomplished, equipment started between 3:00 and 3:30 a.m., plowing begun between 3:30 and 4:00 a.m. and stopped when roads were passable, Doug Parmentier and Steve Dowler assisted with a tire replacement for the grader due to a blowout on March 10, plowed with dump truck while grader was out of service
- the grader requires repair to a hydraulic cylinder and the wing

COMMITTEE REPORTS

Common Property Committee

Byard Peake plans a Fire Wise display to include an updated Wildfire Checklist at the Town Hall Meeting on April 8th. Also, Byard hopes to have the Durango Fire and Rescue new communications truck available for member viewing. He is in the process of setting up a new phone notification tree and a new fire plan. Almost \$7,000 remains from our grant money to be used for fire mitigation.

An updated version of the FCR Fire Map was mailed to all members in the packet with the new ACC rules & Regulations.

The thinning project south and east of FCR, to be accomplished by the USFS, will be conducted using techniques and timing to minimize any fire danger posed by dry conditions. Byard recommended that the ranch plan to thin the ranch property, southeast of the lake that adjoins the NFS property planned for thinning.

Byard invited Durango Fire and Rescue to inspect our fire exits and all FCR roads and advise us if safety improvements need to be accomplished. Adequate space for fire truck entry, exit and turn around is a priority. The inspection will be conducted when the roads dry off.

Co-Chair Jim McCarthy provided the following written report:

- Bob Blair of Red Ridge promised action this week on our request to use their property for a fire exit.
- Purchased the brush hog approved at the last Board meeting, tried it and works well.
- Our Committee will meet last week in March to assess progress on annual work plan.

Roads Committee

Steve Dowler provided the following written report:

Road work centered on grading and plowing during February and early March.

The section of FC Main from below Southworth's to Snowshoe was graded to remove washboard and even the surface and to smooth over the new culvert crossing FC Main just above Don's driveway.

During the storms this past week the roads were kept plowed and open for safe travel and they are in very good condition right now.

Equipment problems that caused some problems with the grader included a blowout on a rear tire, breakdown of the wing blade and breakage of two chains.

In spite of that, with Doug's help, the tire was fixed and plowing has continued pretty much on schedule.

The County roads should be completing their materials contracts this month and will advise of any change to the planned costs. I've called Doyle and will get that update as well as confirm the schedule discussed at the County roads meeting in January.

During March Ray will grade the Forest Road in the areas where the washboard and potholes are the worst, mainly in the first half mile or so north from the end of CR205. The snow will provide plenty of moisture to help out.

We will also be grading some of the Falls Creek roads as the snow melts off and provides moisture to the road.

Equipment repairs will be done to be ready for Spring road work also.

An FCR town hall informational meeting is planned for April 8, 2006, at the fire house. Members will be notified of the time.

Lake & Dam Committee and Utilities Committee

No report, per se, from these committees but a lengthy discussion concerning both committees centered around a proposed lake management agreement with Ed Zink and the FCR water rights application, which Zink has contested.

Clyde Church provided the draft of an agreement prepared by Clyde and Zink. It was determined that more research and legal consultation was needed before deciding whether or not an agreement was in the best interest of FCR. Also, our resident geologist Jack Campbell, assures us that there is no geological connection between the water in our wells and the water in our lake. Consequently, even though we will continue to examine the ramifications of a lake management agreement with Zink, we intend to press forward with our application to extend our present aquifer water rights to include our new well.

Architectural Control Committee

The new ACC Rules and Regulations were mailed to all members. Also, Eb Redford is updating the FCR web site which will contain the revised Rules and Regulations. (The web site URL is www.falls creek.org which brings up a login prompt screen generated by the Brainstorm ISP server. The user id is "fcr" and the password is "6350fcm"; leave the domain field blank.). Please address any questions to the ACC Committee or the Board.

Horse and Corral Committee

The committee is again active with the Strachans and Autrys preparing new rules and regulations governing the management of the corrals and meadows associated with keeping horses. The meadows have been flagged for the proposed fence lines, which will not include electric fencing. More changes and improvements to the corrals and paddocks are also planned.

TREASURERS REPORT

Committee chairs have submitted their budgets for the next fiscal year, August 2006 through July 2007. That budget was discussed and Eb Redford will prepare the first draft for further discussion at next months Board meeting.

The chart below shows cash on hand.

Forest Service Special Account	\$6,645.43
First National Bank CD	\$517.83
Vectra Bank Operating Account	\$160,944.93
Vectra Bank Capital Account	\$13,069.69
Vanguard Capital Account	\$40,000.00
Total	\$221,177.88

The next Board meeting is scheduled for 7:00 p.m., Wednesday, April 12, 2006, 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, 2006

Present were Board members Susan Ruggera, Mary Irby, Sue McCarthy, Eb Redford and Bill Bales. Also present were Road Committee Chair Steve Dowler, Utility Co-Chair Don Southworth, Fire Wise Coordinator Byard Peake, Common Property Committee Co-Chair Jim McCarthy (FC Main), Horse & Corral Committee members Bob Strachan and Lisa Autry, and Ranch Liaison Doug Parmentier.

Liaison Report

Doug Parmentier received responses from committee chairs regarding their requests for Ranch Manager Ray Smith's help with projects. Those requests are being prioritized.

Ray provided an operators log that included:

- some vacation time was taken (now that is a rare event for Ray and his family!)
- graded forest service road
- assisted Steve Dowler with road base allocation throughout the ranch; 30 belly dumps were delivered
- reestablished all interior bar ditches; nearly all interior roads are ready for MagCl application
- road preparation to be completed by April 14 with 13,207 gallons of MagCl applied on April 19
- upcoming projects include readying the weed sprayer, repairing and floating the raft, installing gate at NFS boundary on Mason Cabin Rd., working with Don Southworth on water meters and assisting with other Utility Committee projects.

Don Southworth and Ray inspected the ranch house and found four items that need immediate attention.

1. sewer pipes are backing up and must be flushed and repaired
2. exterior paint is flaking and needs repainting
3. carpet by the wood stove is badly worn and Nancy would like that replaced with tile
4. the small garage is really nothing more than a utility shed and a 2 car carport is needed before next winter.

The Board authorized completion of all four items.

COMMITTEE REPORTS

Roads

All members were sent a report of the Town Hall Meeting on April 8th which explained in detail the paving project planned for the FS road. A few members at the meeting and since have requested a vote of the membership to decide whether the paving project should be approved. Several other members have stated that the covenants do not require a vote on the project and decisions of that nature are a responsibility of the Board. FCR Bylaws Article IV, paragraph 1 and 14 specify the powers and the responsibilities of the Board. The approval of the paving project and issuance of promissory notes falls within the power of the Board and are, in fact, responsibilities of the Board and do not require a vote of the membership. None-the-less, a straw vote taken at the Town Hall Meeting and a tabulation of the numerous comments, via email, from members following the meeting indicate overwhelming support for the paving project, with only 5 lot owners opposing the paving up to this point in time.

With the preceding in mind, Eb Redford moved that “the paving project be kept a Board decision with no membership vote required”. The motion was seconded by Mary Irby and passed unanimously.

Bill Bales then moved “that the Board approve the paving project as planned”. The motion was seconded by Sue McCarthy and passed unanimously.

FCR share of costs is \$103,000, of which \$13,000 will be paid from our Capital budget.

The planned issuance of 22 notes totaling \$110,000 to pay the FCR share of costs has been reduced to 18 notes of \$5,000 totaling \$90,000. The five year notes have been cancelled, so the notes will be paid off within four years.

If you are interested in purchasing notes, and have not yet done so, please contact Sue McCarthy at suemccarthy@durango.net **NO LATER THAN APRIL 20, 2006.** Since there are more requests to purchase than notes available, a drawing will be held at 7:00 p.m. on Tuesday, April 26, 2006, at the home of Sue McCarthy. The “drawer” will be an individual not requesting to purchase notes. The drawing will be witnessed by a minimum of two other individuals not requesting to purchase notes. No Board member is eligible to purchase notes.

Members whose names are drawn will be notified ASAP. When notified, please **immediately send a check to Sue McCarthy, 6350 Falls Creek Main, Durango, CO 81301. Make the check payable to Falls Creek Ranch Association. Our payment to the county is due May 3, 2006.**

Steve Dowler provided the following report on our road status;

The major work in March and April has been on grading and placing gravel on all Falls Creek Roads.

As of today, April 12, Ray has completed almost all of the interior roads. The interior roads and FC Main will be completed by the end of this weekend. Water will be put down on all roads to keep them wet from then until Wednesday when the Mag Chlor application will be done. All roads should be done by the end of next week.

Once all Falls Creek roads are complete, Ray will water and smooth the Forest Road to knock down the washboard and potholes and keep the dust down. We will continue this level of maintenance on the Forest Road until the County starts work in July.

Thanks to water truck volunteers Doug Parmentier and Bob Strachan for helping and thanks also to Ray for working the roads over the small period in which we received some reasonable moisture.

The transfer of the Forest road to the County is on schedule. Thanks to all who attended the community meeting on Saturday and thanks for the many comments, mostly positive but all comments are welcome.

The next stage of the County road project will complete in May when we sign the MOU and pay our share of funds. Karla Distel, County Financial Director would like to have all funds and signed MOU in hand by May 3 so that she may present them at the May 9 Commissioners' meeting. I have advised her that the timing on that is very tight and that we may not be able to accommodate the schedule. I will call her to work a plan for this process.

Respectfully, Steve Dowler

Common Property and Horse & Corral Committees

Jim McCarthy, using an excellent hand drawn map of the corral and meadow grazing areas, described the plans of the Horse and Corral Committee. The committee has revised the Rules and Regulations concerning horses and grazing. Bob Strachan and Lisa Autry answered questions from the Board and explained the revisions. Bill Bales moved "that the revised Rules and Regulations be approved as written with the incorporation of changes requested by the Board". Sue McCarthy seconded the motion and it was passed unanimously. The revised Rules & Regulations will be sent to members early next month, to be included in your FCR Homeowner Packets. They will also be available on the FCR web site or by contacting Jim McCarthy at 247-5318.

Don Southworth plans a FCR Working Ranch Community work day for Saturday, May 20th from 9:00 a.m. to 1 p.m., followed by a picnic at the picnic area. Please plan to participate in the work session and the festivities afterward. The ranch will provide utensils, plates, etc., along with beverages, brats and burgers. Bring a dish to share and a chair. Don will send out more info in May.

In May, the USFS will begin their fire mitigation/thinning project in Hidden Valley. Work will take place on NFS land from the end of pavement, along both sides of the road north to FCR property, then east of our lake, north to the burn area. We granted them access to their property using Falls Creek Main from our entrance to Starwood Trail, east on Starwood to the logging road, then across our meadows on the logging road to the NFS property. Be alert for movement of their equipment, especially on Starwood where they are allowed to drive east against traffic. They will be stacking some removed timber in our east lake meadow on a temporary basis.

Several residents have complained that dog scat has become a problem for walkers on our roads and trails. Some dog owners conscientiously carry plastic bags to collect their pets scat. All dog owners should be considerate and at least remove their dog scat from the roads and trails.

Lake & Dam Committee and Utilities Committee

Don Southworth reported that the lake will be restocked with fish after the Spring runoff.

Eb Redford reported that the issue of water rights remains unresolved.

TREASURERS REPORT

Bank & Capital Account Balances

Vectra Bank Cap Acct 13,659.64

Vanguard Cap. Acct. 40,000.00

TOTAL FCR Capital Cash 53,659.64

Special Bank Acct- 6,645.43

CD 517.83

Vectra Bank Op Acct 143,534.11

TOTAL FCR Operating Cash 150,697.37

TOTAL FCR Operating Cash & Capital 204,357.01

The next Board meeting is scheduled for 7:00 p.m., Wednesday, May 10, 2006, at the home of Laura & Bill Bales. All members are invited to attend.

Respectfully submitted,
Bill Bales, secretary

April 2006

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

MINUTES, May 10, 2006

Present were Board members Susan Ruggera, Mary Irby, Sue McCarthy, Eb Redford and Bill Bales. Also present were Road Committee Chair Steve Dowler, Fire Wise Coordinator Byard Peake, Utilities Co-Chair Don Southworth, CPC Co-Chair Ken Marshall, residents John Ritchey, Barney Anderson, Jim & Judy Winzell and Randal McKown and, as a guest, CR 205 resident Joel Schiavone.

Hidden Valley Road (FS 065) Project

Randal and Joel were present, as were some of the residents, to discuss the Hidden Valley road paving and transfer project. A copy of the "Letter to Residents Along CR 205" sent by Falls Creek Ranch and a copy of the leaflets distributed by the group represented by Randal and Joel were given to everyone as they arrived, so that the discussion could commence with all aware of the latest available information.

Susan asked Joel and Randal to explain their opposition to the project. Joel said his two main objections were 1, he felt the project had been sprung on the CR 205 residents and 2, he believes that pavement will increase speeding on the road. He also feels there is little recourse to slow down speeders, that pavement will permanently change the character of the valley and that loud motorcycles, particularly Harleys, will continue on the pavement into the valley destroying the peace and quiet, whereas they now turn around at the end of pavement. Joel also stated that he had heard from at least one FCR resident who opposed the project.

John Ritchey reviewed the process by which the project and the cooperation between FCR, San Juan National Forest and La Plata County had come about. He also explained the manner in which FCR residents had been kept abreast of the negotiations and given opportunities to comment on the project and that, rather than intentionally not including CR 205 residents in the notification process, it just didn't occur to us that it was necessary.

As far as residents opposed to the project, it was explained that all residents had been invited to comment, pro or con, and that of the 79 responses received only 5 lot owners opposed the paving. Neither the Board or the ranch residents would stand for any kind of censure of those opposing the project. However, even if all those residents who did not comment, for whatever reason, were opposed to the road project, the result would still be an overwhelming majority of supporters, 74 to 26.

Other residents remarked that speeding was an ongoing concern for us also and that, regardless of the project outcome, we should all work together to alleviate the problem. If the road is paved and transferred to the county, the Sheriff can patrol it and write citations. Also, it was pointed out that the main difference between the speeding now occurring on the gravel road and what might occur on pavement is that on pavement, at least rocks and dirt won't be flying and vehicles should be more in control than on a mud or washboard and loose gravel surface.

Randal proposed a compromise. He stated that ongoing road costs for maintenance and rebuilding appeared to be the main concern of FCR residents. Therefore, since the County Road Engineer sets the specifications under which the county will take over and maintain a

road, that he should be approached and convinced to accept the gravel road into the county system with the county then maintaining it. Thus, his group would have their gravel road and FCR would be alleviated of maintenance/rebuilding costs. It was pointed out to him that, although costs were certainly an important factor in the FCR decision to support the paving, the increase in safety provided by a paved road was just as important. Further, approval of the project by the County Commissioners specifically requires a paved road. He was informed that FCR is not interested in his proposed compromise.

The attendees specifically interested in the road project discussion then excused themselves so that other Board business could be accomplished. Subsequent to the meeting the "Letter to Residents along CR 205" was mailed to those CR 205 neighbors, to the County Commissioners and distributed to all FCR members.

Liaison Report

Ranch Manager Ray Smith provided an operators log that included:

- contacted Ed Zink, who lives on CR 203 next to Falls Creek, before opening the effluent valve at the head gate to the dam to release flow
- repaired and replaced dumpster lids
- serviced the water truck and road grader
- laid down $\frac{3}{4}$ inch road base on interior roads
- maintained the FS road
- assisted in horse stable cleanup and beetle tree removal.

COMMITTEE REPORTS

Common Property Committee

Co-Chair Jim McCarthy provided the following written report:

- Beetle trees: seventeen trees removed by volunteers in last ten days; Ray is spraying beetle trees; will continue our program
- Fire Exit: have withdrawn our request to Red Ridge and indicated to them that we will pursue options with the Fire Department
- Horses: Strachans and Autrys have a total of four horses at the corral; hold harmless agreements are being processed; these families, with the help of Ray Smith, have done a great job in our program to cleanup the lake meadow as well as getting the horse facilities cleaned up; the rules are being revised to remove CPC oversight of the Horse and Corral Committee

A Community Work Day is planned for Saturday, May 20th. Don and Mary Southworth notified the membership via email, which is reprinted below. Please plan to join us for what is always a great day of community camaraderie. Call Don at 259-6710 with any questions.

From Don:

Saturday, May 20th will be our annual Falls Creek Work and Cleanup Day. We will meet at the picnic grounds at 8:00 A.M. and set up our work teams. We will have work for all ages and abilities from painting and trimming trees to cutting down large trees that are infested with beetles.

We will work until 12:30 and then gather at the picnic grounds for lunch. Falls Creek will have hot dogs and brats on the grill as well as soft drinks but we would ask that each family bring a dish to pass and your own chairs.

This is a great time to meet all of our new neighbors as well as getting the spring cleanup of our beautiful valley completed.

We need chain saws, trimmers, trucks and trailers to haul our slash away.

Roads Committee

Steve Dowler provided a written report which includes the following:

Road Status May 2006

Forest Road

The open public comment session at the Board of County Commissioners was held on April 25, 2006 at 10AM. The Commissioners present were: Wally White, Sheryl Ayers, and Bob Lieb. The County Manager and Attorney were also present.

The meeting was attended by a number of FCR residents as well as a number of residents of the Hidden Valley development. Also attending were Bill Ivy of the Forest Service and Doyle Villers and staff of the County Roads Department.

Commissioner White asked each speaker to keep their comments to 3 minutes and to not repeat a comment previously made.

At the end of the comment period, the commissioners noted that the County had made their decision in November of 2005 and that the Forest Service was taking comments on the Environmental Assessment until May 12, 2006 and would make their decision after review of those comments.

In mid-April, Ray watered and graded the Forest Road. No Mag Chlor was applied per County Roads request. We will water and grade periodically to keep down dust and manage the washboard until the County begins work.

Falls Creek roads

A total of 29 belly-dumps (about 725 tons) of gravel were applied on the most needy sections of roads, including Falls Creek Main, Oakcrest Drive, Snowshoe, Aspen and Starwood. All roads were graded.

Mag Chlor was applied to the entire length of Falls Creek Main, Oakcrest Drive, Snowshoe, Aspen and Starwood. A few short interior roads did not receive Mag Chlor mainly due to budget constraint.

We supplemented our gravel budget by the remaining road sand budget and met exactly our Mag Chlor budget for the year.

Planning is in process for road work in the FY07 budget year. Operating budget will remain the same for gravel as last year but increase for Mag Chlor as rising material and delivery costs kept us from applying it to all roads. Capital budget will include some cul-de-sac extension and some road section rebuilding.

Other projects

Road signs continue to be repaired and re-painted as necessary. Eventually all road signs will be done. Additional speed limit signs will also be made for both FC Main and some interior roads.

The Board extends a special thank you to Steve Dowler for both the ongoing ranch road maintenance and for all his efforts regarding the Hidden Valley Road project.

Lake & Dam Committee and Utilities Committee

Ken Beegles was hired as a water consultant to assist Clyde Church in determining a complete list of active water rights users with a claim to Falls Creek sourced water, including Falls Creek Ranch.

Utilities Committee

Don Southworth and Carol Deterding will make the initial water meter readings this week.

The Board sent a letter to all members reminding everyone to conserve water. Remember, **we are still in a drought.**

New Business

Warren Kerzon reminds all members that FCR decals are required on each of our vehicles. Contact Warren at 259-0796 if you need decals.

More construction trash is being loaded into our dumpsters. Construction trash is not allowed in the dumpsters or in the slash piles. If you have contractors working on your home, it is the owner responsibility to insure that they are aware of and comply with ranch rules and regulations.

TREASURERS REPORT

The Board spent the remainder of the meeting preparing next year's budget.

The chart below shows cash on hand.

Special Bank Acct-F.S. 3679	\$6,645.43
CD 22277	517.83
Vectra Bank Op Acct 5137	134,574.48
Vectra Bank Cap Acct 5145	13,659.74
Vanguard Cap. Acct. 8313	40,000.00
TOTAL	\$195,397.48

The next Board meeting is scheduled for 7:00 p.m., Wednesday, June 14, 2006, at the home of Kathy and Eb Redford. All members are invited to attend.

Respectfully submitted,
Bill Bales, secretary

Meeting Summary: June 1, 2006

Re: Update on Forest Road #065

In Attendance:

US Forest Service: Bill Ivy, Cindy Hockelberg
LaPlata County: Doyle Villers, Jim Davies
Falls Creek Ranch: Susan Ruggera, Glenn Sears, Barry Bryant

Purpose: The Forest Service representative, Bill Ivy, called this meeting to provide an update on the proposal to transfer Forest Road #065 to LaPlata County.

Summary: Cindy Hockelberg reported that the comment period for the Environmental Assessment closed May 12 and she expects that the Regional Forester will sign the Decision Notice approximately by end of June. The Notice may be appealed anytime within 45 days. Should the Notice be appealed, it would be forwarded to the Forest Service HQ in Washington for review over another 45-day period. This would result in approximately a late September approval date. She reported that the Forest Service is still strongly in favor of this transfer proposal and that it is consistent with the Agency's actions throughout the US. She also remarked that this detailed review process would cost US taxpayers hundreds of thousands of dollars in personnel time.

The group next discussed the potential impacts to timing should the Forest Service Decision be appealed. This would likely force the road improvement action into early next year. Doyle Villers reported that the County is still in favor of this proposal, that the budgeted monies coming from the County are still in place and will not change significantly in the next year because their contribution is in the form of labor and transportation of materials, but warned that the cost of road materials (which FCR and the FS have agreed to pay) may increase year-to-year. Bill Ivy said that the Forest Service's contribution of \$35K would probably still be available in their next year's budget. Jim Davies reported that the County has already completed a brief survey to confirm the easement boundaries.

Lastly the group discussed what actions if any should be taken to maintain the road this year. Interestingly, both the Forest Service and the County have received complaints from CR205 residents regarding the dust from the road. Doyle and Glenn discussed the technical issues involved with trying to moisturize, grade and mag-chlor the road at this time of year. It may not be feasible to maintain the road this year now that the dry season is upon us. Bill Ivy said that the Forest Service could contribute \$2500 toward an application of mag-chlor for this season if it were possible to apply after the summer rains begin. Doyle remarked that there were a few sections of road that could benefit from application of more road-base material, but that most ditches and culverts were in good condition. Ivy also volunteered to lend the expertise of their road engineers in recommending where road base and gravel were most needed

Further Action:

The Forest Service will complete its analysis of comments received and issue their Decision Notice in approximately 20-30 days.

June 2006

The Falls Creek Ranch Road Committee will review available budgets and feasible options for maintaining the road this year.

Prepared by: Barry Bryant

Falls Creek Ranch Association
Special Board of Directors Meeting Minutes
July 25, 2006

A special meeting was held at the home of Mary and Jack Irby. Members present were Susan Ruggera, Mary Irby, Eb Redford, Barry Bryant and outgoing members Sue McCarthy and Bill Bales.

Officers for the incoming board were selected as follows:

Susan Ruggera, President
Eb Redford, Vice President
Gale Marinelli, At Large
Mary Irby, Treasurer
Barry Bryant, Secretary

President Susan Ruggera thanked outgoing Board members Sue McCarthy and Bill Bales for their three years of service.

The Board approved Scott Southworth as new Co-Chair of the Lake and Dam Committee.

The Board approved Kathy Redford as new Co-Chair of the Architectural Control Committee.

The Board approved Marge Rebovich and Nancy Wallace as new Co-Chairs of the Beautification Committee.

Two attachments to these minutes are the new FCR Phone List and the new list of Board and Committee Members.

The next regular Board meeting is scheduled for **7:00 p.m., Wednesday, August 30, 2006 at the home of Barry and Mary Ann Bryant**. All members are invited to attend.

Respectfully submitted,

Bill Bales, Secretary (outgoing)

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

MINUTES, August 30, 2006

Present were Board members Susan Ruggera, Mary Irby, Gale Marinelli, Eb Redford and Barry Bryant. Also present were Utility Co-Chairs Don Southworth and Bill Collins, Common Property Committee Co-Chairs Jim McCarthy and Jim Wallace, and Beautification Committee Co-Chairs Marge Rebovich and Nancy Wallace. Member Dolph Kuss also attended.

Liaison Report

The current liaison report was not available at the time of the meeting due to vacation but has been requested from Ray Smith.

COMMITTEE REPORTS

Common Property Committee

Co-Chair Jim McCarthy reported:

The Ranch continues to coordinate with the Forest Service regarding the thinning project south and east of the Ranch.

The CPC recommended that the Board consider an additional thinning project along Falls Creek Main near the north meadow. Jim will review the area to determine project scope and will meet with affected neighbors prior to submitting a more detailed proposal to the Board.

The Board decided to eliminate the previous separate committees related to Animal Control and Wildfire Defensible Zones; these functions will now be merged into the Common Property Committee. The Board thanks Karl Deterding for his efforts on these committees in the past.

Roads Committee

Road Chair Steve Dowler submitted a report which included updates on road grading, guardrail repair, sign maintenance, and winter preparations.

Lake & Dam Committee - There was no Lake Committee report this month.

Utilities Committee

Bill Collins reported on several items relative to water issues at the Ranch:

Bill presented a list of needed maintenance projects for Board review. After much discussion the actions were prioritized; Susan Ruggera will contact Doug Parmentier for implementation. Items include tank disinfection, line and hydrant flushing, leak detection, and other maintenance action.

Bill also updated the Board regarding the issue of water rights. The Ranch has hired a hydrologist who is working to prepare a report which will likely indicate that the Ranch aquifers are not connected to the Falls Creek surface drainage. This should rebut the water right objection filed by Ed Zink. The Board authorized Bill to proceed with setting a trial date for the water rights early next year, but it is hoped that the issue will be settled in pre-trial discussions prior to an actual trial.

Bill also alerted the Board to potential issues relative to the quality of water in well #4, which is not currently in use. Well #4 water is harder and higher in sulfates and iron than other waters on the Ranch. The Board discussed several options to continue investigations to improve the water quality in well #4 and authorized Bill to continue investigations into options and costs.

Horse and Corral Committee - There was no report for this month.

Architectural Committee

Susan Ruggera has signed and submitted the revised Ranch Survey request to the County for their review. As part of this process, a notice will be posted near the Ranch entrance notifying the public of the revised plat per County procedural rules. It is expected that there will be no objections to this action since it does not affect anyone outside the Ranch; it is hoped that the revised survey process will be completed by year-end.

Beautification Committee:

Co-Chair Nancy Wallace reported on progress by the committee to improve the appearance of the Ranch entrance area. The committee has worked hard to remove weeds, trim shrubs and trees, plant perennials, and repair water lines and connections. Future work will include re-painting the Ranch welcome sign. Nancy also presented a small budget request to cover the cost of expenditures related to their work.

The Board expressed thanks to the Wallaces and Rebovichs and all members of the Committee for their hard work and excellent progress on this project.

Old Business

The Board signed a contract for construction of an attached garage for the Ranch Manager house. Susan Ruggera will contact Doug Parmentier with a few minor changes to the contract language.

Susan also signed an agreement with Red Ridge and the Church Camp regarding emergency use of each other's roads. The agreement has been submitted to the other parties for their approval.

New Business

There has been a report of vandalism at the tennis court. All users are reminded to keep the gate locked.

Dolph Kuss asked the Board if there were any funds budgeted for restoration / replacement of trees killed by beetles on Common Property. The Board will review this issue with the Common Property Committee.

Eb Redford reported that the website is slightly out of date due to his current workload, but that he is working to update it. It was also noted that there are some discrepancies between the Ranch electronic documents and the printed materials in the newcomer membership packet. Gale Marinelli will work with Glennie Richey to update the newcomer packet.

The Ranch document storage building has been completed. We would like to use this location as the repository for all Ranch records. Anyone with Ranch records in their possession (e.g. previous Board members, Committee Chairs, etc.) is requested to contact the Secretary (Barry Bryant 259-4278) to make arrangements to transfer the documents. The Board is also looking for volunteers to help review and organize these documents; please contact any Board member if you are interested.

TREASURERS REPORT

Thanks to all members who have paid their assessments. A reminder to those assessments still outstanding to please pay them as soon as possible.

The chart below shows cash on hand:

Special Bank Acct-F.S. 3679	\$6,645.43
CD 22277	517.83
Vectra Bank Op Acct 5137	82,028.37
Total Operating	\$89,192.07
Vectra Bank Cap Acct 5145	69,509.74
Vanguard Cap. Acct. 8313	40,811.00
Total Capital	\$110,320.74
Grand Total	\$199,512.81

Respectfully submitted
Barry Bryant, Secretary

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

MINUTES, September 13, 2006

Present were Board members Susan Ruggera, Mary Irby, Gale Marinelli, Eb Redford and Barry Bryant. Also present were Utility Co-Chair Don Southworth, Common Property Committee Co-Chair Jim McCarthy, and Road Committee Chair Steve Dowler.

Liaison Report

The current liaison report was received from Ray Smith. During August Ray graded the Forest Road, submitted water samples, installed a new gate at the top the Mason Cabin fire exit, excavated the site for the Ranch House garage addition, and began winter equipment maintenance among other activities.

COMMITTEE REPORTS

Common Property Committee

Co-Chair Jim McCarthy reported:

The Ranch continues to coordinate with the Forest Service regarding the thinning project south and east of the Ranch.

The CPC recommended that the Board consider an additional thinning project along Falls Creek Main near the north meadow. Jim has notified the affected neighbors and will review the area to determine project scope prior to submitting a more detailed proposal to the Board.

Ken Marshall will perform spraying operations in the Lake and Corral Meadows. Notices will be posted at the mailboxes.

Roads Committee

Road Chair Steve Dowler updated the Board regarding road grading, guardrail repair, and winter preparations. Steve also indicated that the Forest Service may plan to re-issue the preliminary Environmental Assessment for the road transfer project to the County (FS065/CR205). Timing was unclear for this action but Steve will continue to follow-up.

Lake & Dam Committee

There was no Lake Committee report this month.

Utilities Committee

Co-Chair Don Southworth reported that he has been working with Ray Smith to implement the prioritized water system maintenance actions (tank disinfection, line and hydrant flushing, leak detection, and others).

A trial date regarding water rights has been set for March 14-15, 2007. The Ranch has hired a hydrologist who is working to prepare a report which will likely indicate that the Ranch aquifers are not connected to the Falls Creek surface drainage. This should rebut the water right objection filed by Ed Zink. It is hoped that the issue will be settled in pre-trial discussions prior to an actual trial.

Horse and Corral Committee

There was no report for this month.

Architectural Committee

Susan Ruggera has signed and submitted the revised Ranch Survey request to the County for their review. As part of this process, a notice has been posted near the Ranch entrance notifying the public of the revised plat per County procedural rules. It is expected that there will be no objections to this action since it does not affect anyone outside the Ranch; it is hoped that the revised survey process will be completed by year-end.

Beautification Committee:

There was no report for this month.

Old Business

A contract has been awarded and construction begun on an attached garage for the Ranch Manager house. Construction is expected to be completed before year-end.

Susan also signed an agreement with Red Ridge and the Church Camp regarding emergency use of each other's roads. The agreement has been submitted to the other parties for their approval.

Eb Redford reported that the website is slightly out of date due to his current workload, but that he is working to update it. It was also noted that there are some discrepancies between the Ranch electronic documents and the printed materials in the newcomer membership packet. Gale Marinelli will work with Glennie Richey to update the newcomer packet.

New Business

The Board reviewed a proposed land use permit for a planned subdivision (called Greenfield Park) that adjoins Ranch land. The proposed development is on CR 203, and the parcel that adjoins FCR will be designated as undeveloped open space, so the Board did not submit any objections to the County.

The Ranch document storage building has been completed. We would like to use this location as the repository for all Ranch records. Anyone with Ranch records in their possession (e.g. previous Board members, Committee Chairs, etc.) is requested to contact the Secretary (Barry Bryant 259-4278) to make arrangements to transfer the documents. We have one person who has volunteered to help review and organize these documents but would like at least one more; please contact any Board member if you are willing to help.

TREASURERS REPORT

Thanks to all members who have paid their assessments. A reminder to those assessments still outstanding to please pay them as soon as possible.

The chart below shows cash on hand.

Special Bank Acct-F.S. 3679	\$6,645.43
CD 22277	517.83
Vectra Bank Op Acct 5137	104,442.16
Total Operating	\$111,605.42
Vectra Bank Cap Acct 5145	69,509.74
Vanguard Cap. Acct. 8313	40,811.00
Total Capital	\$110,320.74
Grand Total	\$221,926.16

The next Board meeting has been scheduled for October 11, 2006 at the home of Susan Ruggera.

Respectfully submitted,
Barry Bryant, Secretary

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

MINUTES, November 8, 2006

Present were Board members Susan Ruggera, Mary Irby, Eb Redford and Barry Bryant. Also present: Common Property Committee Co-Chair Jim McCarthy and Ranch Liaison Doug Parmentier.

Liaison Report

The current liaison report was received from Ray Smith. During October Ray resolved an issue related to a non-conforming water bacteriological analysis by re-sampling the water system. Eb Redford will review ways to handle future notifications from the State and County to improve response timing. It is also recommended to follow-up all verbal notifications (phonecalls) in writing. Also during October Ray graded Falls Creek Main, pulled in the lake raft, and serviced equipment in preparation for winter. Contract work on the Ranch house garage addition was completed during October.

COMMITTEE REPORTS

Common Property Committee

Co-Chair Jim McCarthy reported:

The CPC has commenced a thinning project along Falls Creek Main near the north meadow. Jim has notified the affected neighbors and has reviewed the area to determine project scope. Due to unavailability of contractors the Committee has decided to perform the work using Ranch volunteers. Jim Wallace has already begun the thinning work. Volunteers are needed; please contact either Jim if you are willing to help. Firewood resulting from the project is now available to all Ranch residents; access the firewood from either Falls Creek Main or the North Meadow.

The CPC also plans to remove several dead beetle-kill trees from three areas on the Ranch.

Roads Committee

There was no Roads Committee report for the month. Ranch roads will be re-graded when moisture content allows. The Board approved a request by several residents to reduce the speed on Falls Creek Main north of Oakcrest from 25 mph to 15 mph due to the narrow road, steep drop-off, and blind curve. Doug will notify affected residents and contact Ray to order the speed limit signs

and get them posted. Susan will contact High Meadows Ranch to get their cooperation.

The US Forest Service indicated that it plans to re-issue the preliminary Environmental Assessment for the transfer of the FS Road to the County by year-end.

Lake & Dam Committee

There was no Lake Committee report this month.

Utilities Committee

Eb Redford continues to work with Ed Zink regarding his objection to our application for increased water rights. Several alternatives are being considered to resolve the situation.

Horse and Corral Committee

There was no report for this month.

Architectural Committee

Mike McQuinn reports: The La Plata County Planning Commission approved the Falls Creek Ranch Correction Plat. However, the process is not over as such an approval comes with a short list of conditions. Most of these conditions are very simple such as gathering signatures for the plat from La Plata Electric, Falls Creek President and Secretary, La Plata County Commissioners and the County Surveyor. One possible delay in our "short list of conditions" could be a requirement by the county surveyor that our Plat include the Falls Creek roadways. This has never been done nor did the county request this during the past 4 years. However, it would be unusual to find any other subdivision plat in our county without surveyed roads. One reason this has worked out for us in the past is because of all of our open space.

Mike had never requested that the roads be surveyed in an effort to save money. However, the surveyor who initially worked on our survey may have located our roadways anyway, in which case we would only have to pay to have the data added to our map. He will follow-up this opportunity.

Beautification Committee:

There was no report for this month.

Old Business

The ranch house garage addition has been completed and the contractor paid.

The agreement with Red Ridge and the Church Camp regarding emergency use of each other's roads has been consummated; Susan will retain the original. The lock on the new gate at the fire road has been cut and will be replaced.

Eb Redford reported that the website is slightly out of date due to his current workload, but that he is working to update it. It was also noted that there are some discrepancies between the Ranch electronic documents and the printed materials in the newcomer membership packet. Gale Marinelli will work with Glennie Ritchey to update the newcomer packet.

New Business

Jim McCarthy (Deer Trail Road) has asked if Ranch residents would be willing to support use of a snowmobile to groom cross-country ski trails in specified meadows of the Ranch. Any members interested in such a program should contact Jim to help formulate a proposal for submittal to the Board for consideration.

TREASURER'S REPORT

Thanks to all members who have paid their assessments. The chart below shows cash on hand.

Special Bank Acct-F.S. 3679	\$6,645.43
CD 22277	533.07
Vectra Bank Op Acct 5137	94,515.43
Total Operating	\$101,693.93
Vectra Bank Cap Acct 5145	23,147.74
Vanguard Cap. Acct. 8313	41,336.19
Total Capital	\$64,483.93
Grand Total	\$166,177.86

SPECIAL ANNOUNCEMENT

The Board wishes to acknowledge the many contributions of Bill and Deanna Collins to Falls Creek Ranch over the many years that they lived here. A big 'thank-you' to Bill and Deanna, and best wishes for enjoyment in your new Durango digs.

The next Board meeting has been scheduled for December 13, 2006 at the home of Mary Irby.

Respectfully submitted,
Barry Bryant, Secretary

Regards,
Barry and/or Mary Ann Bryant

November 2006

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

MINUTES, December 13, 2006

Present were Board members Susan Ruggera, Mary Irby, Eb Redford and Barry Bryant.

Liaison Report

The current liaison report was received from Ray Smith. During November Ray plowed several times, assisted in burning the slash pile, assisted in felling trees and chipping slash, serviced equipment, and began pulling out the junipers in the circle at the front entrance. In December Ray will focus on road clearing, install a ladder in Well pit #4, and begin the 2006 CCR's.

Eb Redford has established a computer website for tracking of Ranch projects and tasks. Ray and Doug have been added to the user group.

The Ranch must also perform an annual irrigation of the Lake Meadow each spring as a means to maintain the meadow health and also preserve Ranch water rights for irrigation. Ray will add this to his annual task list.

COMMITTEE REPORTS

Common Property Committee

The thinning project along Falls Creek Main was completed approximately 30% prior to winter. The project will resume in the spring. The invoice for the chipper service has been received and will be paid from the Forest Service grant funds account.

The Board wishes to thank Jim Wallace and Jim McCarthy and the many volunteers that assisted in this project to reduce the wildfire potential of the Ranch.

Roads Committee

There was no Roads Committee report for the month.

The Board decided to defer the guardrail repair at the lake curve until springtime. The Board also requests more frequent sanding of the icy stretch of the road near the curve.

The Board approved a request by several residents to reduce the speed on Falls Creek Main north of Oakcrest from 25 mph to 15 mph due to the narrow road,

steep drop-off, and blind curve. New speed limit signs have been ordered and will be installed soon.

There is no progress to report on US Forest Service plans to re-issue the preliminary Environmental Assessment for the transfer of the FS Road to the County.

Lake & Dam Committee

There was no Lake Committee report this month.

Utilities Committee

The Utilities Committee plans to replace the level sensor in Well #2 on December 19. This work could result in lack of pumping capacity and some minor sediment in the upper water system on that day. Residents are urged to be aware of water usage on that day (12/19/06).

Eb Redford continues to work with Ed Zink regarding his objection to our application for increased water rights. The Committee will meet with Zink and his attorneys on 12/14 to further discuss alternatives to resolve his objection. The Ranch hydrologist (SW Hydro-logic) has produced a report that states that Ranch well waters are not connected to the Falls creek drainage. Should Zink wish to continue to trial, FCR may request a delay until the second half of 2007 for budgetary reasons.

Horse and Corral Committee

There was no report for this month.

Architectural Committee

Mike McQuinn continues to follow-up the revision of the Falls Creek Ranch Correction Plat. However, the process is not over as such an approval comes with a short list of conditions. There is no new progress to report.

Beautification Committee:

The Board reviewed the Beautification Committee's plans and estimated budget for 2007. Planned actions include repainting the entrance sign and planting flowers and perennials.

Plans for a drip irrigation system may be deferred for budgetary reasons. The Board also recommends a more xeric approach for plantings. Eb Redford will check to see if the Ranch house well water right allows for irrigation. The Board

also wants to confirm the Ranch property line at the entrance vicinity and any potential impact that the CR205 paving project may have on the entrance circle.

Old Business

The agreement with Red Ridge and the Church Camp regarding emergency use of each other's roads has been consummated; Susan will retain the original. The lock on the new gate at the fire road has again been cut and subsequently replaced.

Eb Redford reported that the website is slightly out of date due to his current workload, but that he is working to update it. It was also noted that there are some discrepancies between the Ranch electronic documents and the printed materials in the newcomer membership packet. Gale Marinelli will work with Glennie Ritchey to update the newcomer packet.

In response to a request from Jim McCarthy (Deer Trail Road) the Board notes that a covenant change and Board rules enacted in 1992 allow for limited use of a snowmobile to groom cross-country ski trails in specified meadows of the Ranch. Any members interested in such a program should contact Jim.

New Business

The Board discussed potential to develop an electronic bulletin board for the Ranch but decided to stay with the existing physical bulletin board at the mailbox area.

TREASURER'S REPORT

Thanks to all members who have paid their assessments. The chart below shows cash on hand.

Special Bank Acct-F.S. 3679	\$6,645.43
CD 22277	545.02
Vectra Bank Op Acct 5137	82,702.59
Total Operating	\$89,893.04
Vectra Bank Cap Acct 5145	22,897.74
Vanguard Cap. Acct. 8313	41,336.19
Total Capital	\$64,233.93
Grand Total	\$154,126.97

Anyone wishing to contribute to a Christmas gift for the Smith Family should contact Mary Irby before December 20.

Residents are reminded that second-half assessments are due by February 1, 2007 (for those who did not pay in full). Reminder letters will also be sent out the first week of January 2007.

The next Board meeting has been scheduled for January 10, 2007 at the home of Barry Bryant.

Respectfully submitted,
Barry Bryant, Secretary