

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

MINUTES, April 11, 2007

Present were Board members Susan Ruggera, Eb Redford, Gale Marinelli, and Barry Bryant. Also present were Road Committee Chair Steve Dowler, Horse and Corral Committee Co-Chair Bob Strachan, Common Property Committee Co-Chair Jim McCarthy, FireWise Representative Byard Peake, and residents Lisa Autrey and Barney Anderson.

Liaison Report

During March – April the Ranch Manager Ray Smith:
Serviced the power steering system on the Mack water truck,
Applied 35 belly dumps of ¾ “ road base on Main between Snowshoe and Mason Cabin, Bladed all roads, pulled bar ditches, and applied 13,000 gal Mag Chloride,
Reworked diversion ditch at Main and Starwood,
Put summer dumpster lids on dumpsters,
Adjusted water release (effluent) flow on the dam,
Performed maintenance on grader and dump truck,
Constructed a new cul-de-sac at the end of Rockridge, added ¾” road base there and at the cul-de-sac at the end of Bear Scat Trail,
Located water line leak at Oakcrest and Main, (the leak was repaired April 11 with the help of Don Southworth),
Purchased stairs for Well 4 pit, will install and complete locking hardware in April, and
Serviced Chevy pick up.

COMMITTEE REPORTS

Horse and Corral Committee

Bob Strachan reported on several concerns relative to Ranch Water Rights and irrigation of the East Lake Meadow (see Utilities Committee report below).

Bob also warned that the piles of wood chips from last years tree thinning project contain numerous **ticks** – both deer and gray – so residents should be cautious when working with any piles of wood chips on the Ranch.

Architectural Committee

Susan Ruggera reported that the ACC is meeting monthly. The Ranch plat re-survey is almost complete and is waiting on the County Surveyor (a volunteer position) to document the information submitted and discussed. Kathy Redford is developing an ACC spreadsheet to track Ranch residents' construction/remodeling projects. The ACC will be making minor changes to the rules packet to reflect provisions of the S101 (HOA) bill. The Common Property Committee will make similar minor changes to their rules packet. The next ACC meeting is scheduled for May 9, 8:30AM at Kathy Redford's house.

Common Property Committee

The CPC will work to update the rules packet for minor changes (S1010, WDZC, etc.) as part of the overall Ranch documentation effort.

Jim McCarthy also reported that boats are being docked near the emergency fire 'dry hydrant' at the lake; these boats should be moved to the designated boat storage area just north of the beach.

Byard Peake will continue to monitor the locks on the fire exit road gates.

Roads Committee

Steve Dowler reported that roads have been graded and Mag. Chloride applied for the summer season. Steve also thanked Ray Smith, Dick Armstrong, and Dolph Kuss for their help on these projects.

Warning reflectors will be installed where Falls Creek crosses Main for safety reasons.

The Forest Service issued its Decision Notice on April 11 recommending transfer of the road easement to LaPlata County. Steve Dowler will continue to coordinate with the Forest Service and the County Roads Department to plan for finalizing the three-way agreement to modify the legal descriptions and implement the road surface improvement. Construction would likely occur late summer 2007.

Lake & Dam Committees

There was no report from either the Lake or Dam Committee this month (see note under Common Property Committee above).

Utilities Committee

Eb Redford, John Ritchey and Clyde Church continue to work with Ed Zink regarding his objection to our application for increased water rights. A legal agreement for operation of the lake has been drafted that includes better methods to measure lake levels and outflows, improved methods to predict snowmelt and lake inflows and protection of lake levels based on federal agency drought predictions and recent regional rainfall statistics. The March 2007 Water Court trial date was postponed to allow the parties more time to reach a consensus operating agreement. Eb also reported that Clyde Church is working to update the lake emergency plan that will function in concert with the proposed operating agreement.

Bob Strachan and Lisa Autrey reported on a visit from Geoff Titus of the Colorado Division of Water Resources, relative to our water rights for irrigation of the Lake Meadow. Geoff was concerned that the existing ditches do not provide adequate efficient use of the irrigation water. If the water is not used effectively, the right could be rescinded. The Utilities Committee and Board will evaluate options for improved irrigation for the East Lake Meadow. This work may involve re-routing the road that crosses the meadow.

A water line leak at Oakcrest and Main was repaired on April 11.

Eb and Don will investigate potential purchase of a locator device to identify subsurface utility lines.

Beautification Committee:

There was no report for this month.

Old Business

Gale Marinelli and Glennie Ritchey are working to update Ranch documents and the newcomer packet. The goal is to update all documents and related indexes to insure that written and electronic versions are identical.

New Business

Byard Peake and Jack Irby will make a preliminary analysis of the potential applicability and benefits regarding tax benefits of conservation easements for future presentation to the Board.

TREASURER'S REPORT

All Committee Chairs should submit budget requests promptly.

The Board will hold a budget review meeting on May 7, 7:00PM at the home of Mary Irby.

There was no Treasurer's Report submitted due to Mary Irby's vacation.

The next Board meeting was scheduled for May 9, 2007 at the home of Barry Bryant.

Reminder: The Ranch Annual Meeting is scheduled for July 14, 2007.

Respectfully submitted,
Barry Bryant, Secretary