

## **MINUTES**

### **FALLS CREEK RANCH ASSOCIATION, INC. BOARD OF DIRECTORS MEETING**

APRIL 14, 2014

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Directors occurred at 6:00 pm April 14, 2014. Present were: President, Mark Galbraith; Vice-President, Lisa Hicks; Treasurer, Sue McCarthy; At Large, Gale Marinelli; and Secretary, Becca Steinbach. Also present were Debbie Boroff, Phil Boroff, Barry Bryant, Mary Ann Bryant, Mike Hicks, Tom Jones, Ed Kileen, Marge Rebovich, Eb Redford, and Robin Southworth.

#### **1. APPROVAL OF MINUTES**

By motion duly made, seconded and unanimously approved, the Minutes of the March 10, 2014 Board Meeting were approved as submitted.

#### **2. LIAISON REPORT**

No Report

#### **3. COMMITTEE REPORTS**

##### Architectural Control Committee

Mary Ann Bryant, Chairman, reported there are currently 12 open projects.

##### Beautification Committee

Marge Rebovich, Chairman, reported the committee has the same budget as last year. There will be some repairs made to the drip system.

##### Common Property

No Report

##### Dam

Mike Hicks, Chariman, reported:

- Layne Inliner and FCR are in disagreement on responsibility for repair/defect wrinkle in the installed liner.
- FCRA hired an attorney specializing in contractor warranties to communicate with Layne Inliner
- FCRA received 3 bids for construction of the spillway diversion
- The staff gauge has been installed by the Dam Committee
- Davis Engineering shot the elevations and stamped the gauge to insure accuracy.
- Water calls have begun, made by Ed Zink and USFS. The USFS will make call on Falls Creek directly to the Colorado Division of Water Resources.

### Finance Committee

Robin Southworth and Ed Kileen shared information on FCRA they will present to banks in order to secure a loan. They will develop a comparison chart to show how FCR paid for improvement projects in the past vs. borrowing from a bank or issuing notes via residents.

The committee will report back to the BOD on information provided by the banks. It was determined a special meeting will be held when the State reviews plans for the spillway and FCR financing is in place.

### FireWise Ambassador

No Report

### Horse

No Report

### Lake

Mike Hicks reported for the Lake Committee. The Colorado Division of Wildlife would like to partner with FCRA to establish a cut throat trout population in the FCR Lake. Steps to be taken:

- The lake will be treated in October
- Fingerlings & eggs will be added the summer of 2015
- By year 3, cutthroats will be fishable.

The cost for lake treatment will be provided by FRC, although the DOW may contribute money assistance and will provide the manpower.

A reminder was issued that residents do not put any fish in the lake, as in the past.

A motion was made, seconded and unanimously approved for FCRA to partner with the Colorado Division of Wildlife to establish a cut throat trout population in the FCR Lake.

### Road

Barry Bryant, Chairman, reported the spring road work is completed with the application of magnesium chloride to the main roads.

### Utilities

Eb Redford, Chairman, reported:

- A water sample from Well #2 was taken and sent to the lab for analysis.
- Wells #1 & #2 have begun to recharge. The water level is up one foot in the reservoir.
- The sample water billing system invoices will be sent March through May
- Beginning in June, invoices will be paid
- Homeowners are accountable for water bills
- Jane Schulz and Eb will have training on billing system in April
- Lake water is available for residents for irrigation at the turn around and the pump.

## **4. TREASURER'S REPORT**

Sue McCarthy, Treasurer, submitted the FCRA Balance Sheet as of March 31, 2014. She reported:

- Bank of the San Juans Balance is \$174,179.77
- The budget process papers have been sent to Committee Chairs
  - Budgets will be submitted to BOD in May.

## **5. OLD BUSINESS**

On March 28, 2014, a motion via e mail was made, seconded and approved by the BOD for the Dam Committee to move ahead with construction drawings and the state application for the spillway diversion project.

Clinton Keith reported via e mail on March 28, 2014, all documents on FCR website have been moved to the protected space and removed from the unprotected space.

## **6. NEW BUSINESS**

Marge Rebovich approached the BOD to recommend the possibility of placing a third AED at the exterior north front wall of the fire house, along with a first aid kit. A grant could be available.

She also announced a CPR class will be scheduled in the near future. It will be held at FCR.

## **7. UPCOMING PROJECTS**

Finalize and approve draft budget

Schedule Annual Ranch Cleanup Day and Annual Ranch Firewise Day

Conduct & submit Ranch Manager Evaluation

Finalize components of Annual Meeting Packet

Identify potential Board Member nominees

## **8. NEXT MEETING**

The next FCR Board of Directors Meeting will be held Monday, May 12, 2014 at 6:00 pm at the home of Sue McCarthy.

## **9. ADJOURNMENT**

The Board, by motion duly made, seconded and unanimously approved, adjourned the regular meeting at 9:30 pm.

This document constitutes a true and correct copy of the minutes of the Board of Directors Meeting of the Falls Creek Ranch Association, Inc.

Respectfully submitted,

Becca Steinbach  
Secretary

April 14, 2014