

MINUTES

Falls Creek Ranch Association, Inc.

Board of Directors Meeting

April 16, 2009

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on April 16, 2009. Present were BOD members: President Barry Bryant, V. President Jim McCarthy, Treasurer David Hardy and Secretary Doralee Matthews. Also present were: Liaison Byard Peake and residents Dolph Kuss and Chris O'Brien. Eb Redford, Utilities Co-chair, arrived later. The meeting was called to order at 2:00 p.m.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the Mar. 16, 2009 regular meeting and Executive Session were approved as submitted.

2. MEMBER/RESIDENT INPUT

VP McCarthy indicated that pursuant to the Covenants and Bylaws, a written complaint dated March 23, 2009, was sent to Association member Dolph Kuss alleging Mr. Kuss violated FCR protective Covenants 22 and 25 on March 17, 2009, by starting a fire on FCRA property without prior Board approval. VP McCarthy also stated that subsequent to the notice, Mr. Kuss was alleged to have violated the same Covenants on two (2) additional separate occasions by setting fires on Association property on March 17 and again on April 15, 2009. All three alleged violations were witnessed by President Bryant who provided Mr. Kuss and the Board with pictures of each alleged violation. The Board was also provided with an undated, handwritten note to the Board in which Mr. Kuss admitted violating the Covenants and apologized for his actions.

Mr. Kuss then addressed the Board, admitted to all three (3) violations alleged and apologized for his actions. Mr. Kuss also apologized to President Bryant for the language he used on April 15, 2009.

After discussion, the Board indicated it would consider these violations in Executive Session and inform Mr. Kuss of their decision.

At this time, Mr. Kuss left the meeting.

3. COMMITTEE REPORTS

Road Report - John Ritchey submitted a report regarding the upcoming budget for the Road Committee. Byard Peake and Caretaker, Ray Smith will participate in the details of this document.

By motion duly made, seconded and unanimously approved, the building of a guardrail, not to exceed 250 feet and \$6000.00 was approved for Falls Creek Main at the curve north of the ranch house. The BOD is awaiting a finalized measurement and confirmation of details.

Liaison Report - Byard Peake presented his report to the BOD. The Chevy "Ranch Truck" is in worsening condition. A replacement vehicle was discussed. Byard and Caretaker Ray Smith will follow-up with the consideration of possible options for this matter.

The BOD discussed the possibility of having two new bays added to the equipment shed to protect ranch vehicles from inclement weather. Peake will get an estimate for this and report to the Board.

The Autry family made a request to use the ranch Zeter tractor for harrowing the Hidden Valley Meadows. V.P. McCarthy will check into our insurance coverage and report back to Peake and the Autrys.

Byard also updated the BOD on issues of beetle infestation, the use of Sevin XLR Plus pesticide, and the significant fire potential that is forecast for the parts of the Southwest and Rocky Mountain areas. May is Firewise Month and he will distribute a revised Wildfire Checklist.

Common Property Committee – Co-chair Jim McCarthy submitted a report for the upcoming budget. More explanation and details are needed to consider the monetary requests. It was discussed that a Pruning Project would be a worthy undertaking this next year as visibility and the overhanging of foliage is becoming a problem. David Hardy will present BOD priorities (spraying, mowing and fire prevention/forestry) at the upcoming CPC meeting. Grant monies and CWPP will be coordinated with Peake.

Architectural Control Committee – There are no new projects going on at this time. ACC will be distributing their annual letter soon.

Mr. O'Brien left at this time.

4. TREASURERS REPORT

David Hardy submitted the Profit and Loss Budget Report and Accounts Balances.

As of 4/15/09:

The Vectra Bank Operating Account is \$103,813.22

Unallocated Capital Reserve Accounts:

 Indirect Business Savings is \$91,395.93 @ 1.25%

 Community Banks 12 month CD is \$50,000.00 @ 3.9%

Total: \$245,209.15

Hardy informed the BOD of the three delinquent assessments that exist and the process that he will follow in contacting these residents.

A planning meeting for the upcoming budget will be held on Wednesday, May 20, 2009 at the home of Mary Ann and Barry Bryant at 2:00.

Eb Redford arrived at this time.

5. OLD BUSINESS

Insurance update – Last month the ranch had its annual insurance audit and no major issues were identified. The ranch received a dividend refund of \$2500.00 reflective of the previous year's (07/08) performance.

Signage Report – Pres. Bryant has visited several other neighborhoods for comparison. From his research, he will propose only necessary safety signs at this time; street signs and extras will come next year.

Legal Review Meeting – Barry Bryant and Jim McCarthy met with Christina Landeryou for legal counsel regarding our FCR procedural documents. She will propose updates to our original documents (articles, bylaws, covenants) to make them more efficient and to comply with numerous regulatory changes.

6. NEW BUSINESS

There was discussion regarding requested use of common property for a family event. The Board voted to allow this event with a few restrictions.

7. NEXT MEETING

The next FCR Board of Directors Meeting will be held on May 27, 2009 at 2:00 at the home of Steve and Doralee Matthews.

At this time, Mr. Redford left the meeting.

By motion duly made, seconded and unanimously approved, the BOD adjourned to an executive session at 6:00 to discuss matters of covenant violation and water rights.

8. ADJOURNMENT

At 7:30 the Board by motion duly made, seconded and unanimously approved, adjourned its executive session.

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

Doralee Matthews
Secretary
April 16, 2009