

**MINUTES**  
**FALLS CREEK RANCH ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**APRIL 25, 2012**

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on April 25, 2012. Present were: President, Mary Ann Bryant; Vice President, David Rohdy; Treasurer, Jim Wallace At Large/Asst. Treasurer, Kelly Lupton; Secretary, Becca Steinbach.

An **Executive Session** was held from 1:00-2:00 p.m. to discuss water rights litigation. Jim McCarthy, liaison for the board concerning water rights, gave an update of the litigation status. The **Regularly Scheduled Meeting** started at 2:10 p.m. Present were the BOD members mentioned above. Also present were: Byard Peake, Ranch Liaison, and Eb Redford, Utilities Co- Chairman.

Jim McCarthy presented draft rules for covenant enforcement. Discussion involved how to respond to non-FCR members and guests and the schedule for fines. The Board will work on the language to be used for the new policy and procedure.

**1. APPROVAL OF MINUTES**

By motion duly made, seconded and unanimously approved, the Minutes of the March 14, 2012 Board meeting were approved as submitted.

**2. LIAISON REPORT**

Byard Peake reviewed with the Board the budget for ranch house and sheds; adjustments made and submitted budget for the following year.

Mary Ann suggested that the Board provide a space/shed for annual picnic supplies and other FCR items, which are now scattered in various FCR owners' homes. One possibility is to have an area in or near the equipment shed.

Byard went over equipment budget item per item. Ray is working off 2009 budget. Ray will receive his new budget at annual meeting. Byard reported there should be a crank valve for irrigation on the Lake Meadow. A line item on the budget will be made for irrigation.

**3. COMMITTEE REPORTS**

Architectural Control Committee

No report\_

Beautification Committee

No report

Common Property Committee

The following combined report for the Common Property and Firewise Committees was submitted via email from Chairpersons Jim Winzell and Judy Winzell:

New Announcement!

FCR has been awarded the prestigious Firewise Communities USA recognition

- The official award ceremony will take place at the Southwest CO FireWise Council Meeting on May 22
- A second ceremony for all FCR residents will be presented by Pam Wilson, FireWise Director at the June 2 Fire Awareness Meeting

CWPP Project Status on Common Property

PROJECT 1a: CSFS ESF Grant, \$4,230

- 3.12 acres out of 9 acres of brush mowing has been completed
- Submitted a partial reimbursement to the CSFS of \$1,467.50

- Affordable Fellers has been asked to complete remaining 5.88 acres

PROJECT 7.0: Anchor a fuel break in north meadow

- PROJECT 8.0: 1.1 acres remain to be mitigated- work will be completed by Affordable Fellers in May

PROJECT 8.0: CSFS Fuels Mitigation Grant, \$20,000

- Submitted partial reimbursement (\$15,525) on Feb 27

PROJECT 11.0: Mitigate hazardous fuels on common property near, above and below owners' lots

- Phases II and III will depend on additional government funding

Grant Status

- Received an invitation from the SJPL to compete for the 2012 "Stevens" Community Wildfire Protection Program Grant, administered by the CSFS
- FCR did not receive this year's FireWise Mini-Grant award
- Anticipating award response at the end of May for Colorado Forest Restoration Pilot Grant Program

### Dam

Clyde Church reported via email that the dam received a clean inspection report from the State and the valve is now closed with water running over the spillway. He will provide any budget needs for the coming year to the Board at a later date.

### Horse

Carol Ritcher reported via e mail that the spring cleanup is complete, all pastures have been harrowed and irrigated. Electric switches have been replaced at the hay barn. A new planter built, all fences, gates have been checked and tightened. Tree trimming and removal completed. There are now 5 horses at facility.

### Lake Committee

No report

### Road Committee

Barry Bryant, Chairman, reported spring road work is completed. Went over road budget with board. Barry recommended same budget for the last few years for magnesium and road base work.

There is an issue of washouts on Main by Snowshoe caused by erosion from heavy rainfalls out of the traditional drainage flows uphill. After discussion of solutions it was decided that Barry would send e mail to residents in the area affected by the washouts of a plan to correct the problem. "Walk arounds" of the area will be scheduled with Barry or Bill Rebovich. Pending approval of the homeowners, the board has approved funding for the project.

### Utilities Committee

Eb Redford, co-chairman, reported and reviewed budget for water treatment and water protection plans. Discussed improvements needed:

- Addition of 2 fire hydrants
- Isolation valves need to be replaced
- Costs to relocate SCADA from Eb's house to new water system disinfection building

The disinfectant system project is progressing. There has been lots of work on electrical and plumbing design. The target date for finishing will be in August. The SCADA (Software Control and Data Acquisition) computer transfer system is 99% complete. The new machine is in operation. The SWPP (Source Water Protection Plan) grant will be used by September.

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

Treasurer Jim Wallace reported \$20,000 in grants are coming in. One resident assessment is outstanding at this time. The expense for water litigation is expected to be significantly over budget by the end of the fiscal year.

The Board reviewed year-to-date 2011-2012 expenses and began the process of budgeting amounts for the next budget period, August 2012-2013.

#### **5. OLD BUSINESS**

The Board will discuss Common Property use issues at the May Board meeting.

#### **6. NEW BUSINESS**

The Board will draft budget versions from committee chairmen to begin the budget process for the August 12, 2012- August 12, 2013 year.

Mary Ann presented a draft Calendar of Required Action and Responsibilities document for future Board members' use. The board agreed to adopt the document.

#### **7. NEXT MEETING**

The next Board of Directors Meeting will be held Thursday, May 31 at 1:00 at the home of Becca Steinbach

#### **8. ADJOURNMENT**

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 5:10 p.m.

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 25, 2012

#### Fire house

Gil Davidson will volunteer for fire house to assist Steve Gillis, Warren Kerzon is a volunteer also.

#### Newspaper Tubes

Glennie Richie will replace Dorothy Culp to maintain newspaper tubes.

#### Safety Deposit Box

A motion was made, seconded and approved to keep titles for ranch equipment, original by-laws, covenants to be procured in a safety deposit box at the Bank of the San Juans. The President and Treasurer have keys.

By Laws and Board Procedures

- CCIOA requires 9 covenances to be rewritten to conform with state laws
- #2 session by laws were approved at annual meeting by membership
- Board will finalize covenants and by-laws this fall
- 4 of 9 policies are drafted
- Will send out to membership when finalized

Community Garden

Susan Ruggera approached the Board on behalf of 14 interested families for a community vegetable garden.

- Would be on common property
- All expenses responsibility of garden members
- Discussed water availability; irrigation from creek, lake, wells, trucked
- Possibility garden would help keep agricultural status, help with water rights on Thompson Creek
- No decisions made, Board welcomes feedback from FCR community

**NEXT MEETING**

The next FCR Board of Directors meeting will be 4<sup>th</sup>/5<sup>th</sup> of October at the home of Kelly Lupton

**ADJOURNMENT**

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 4:35 p.m.

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

Respectfully submitted,  
Becca Steinbach  
Secretary  
August 23,2011