

**MINUTES  
FALLS CREEK RANCH ASSOCIATION, Inc.  
BOARD OF DIRECTORS MEETING**

**April 28, 2011**

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on April 28, 2011. Present were FCR Board Members: President – Mary Ann Bryant, Vice President – Jim Wallace, Treasurer – David Hardy, Asst. Treasurer/At large – Kelly Lupton and Secretary – Doralee Matthews.

An **Executive Session** was held from 1:00 – 1:30 p.m. to discuss water rights and litigation. Former BOD Vice President, Jim McCarthy, was present for this session.

The **Regularly Scheduled Meeting** started at 1:35 p.m. Present were BOD members mentioned above. Also present were for portions of the meeting were: Liaison – Byard Peake, Road Chairman – Barry Bryant, Dam Chairman – Clyde Church and Lake Chairman – Tom Jones.

**1. APPROVAL OF MINUTES**

By motion duly made, seconded and unanimously approved, the Minutes of the March 15, 2011 meeting and Executive Session were approved as submitted.

**2. LIAISON REPORT**

Byard Peake, Liaison, reported on the current irrigation process. He explained the recent power outage affected the SCADA operations. Ray Smith is checking the water levels daily and the automatic pumping is still occurring. An operator's log from Ray was submitted. reporting that he had conducted a leak check with Don Southworth due to data indicating a high residential usage water. He has also spread road base, prepared the Zetor for mowing, helped put the lake's raft into position, replaced seasonal dumpster lids and conducted the monthly bacteriological sampling. The Board has renewed and updated Ray Smith's employment contract with him.

**3. COMMITTEE REPORTS**

There was no report from the Beautification Committee.

Architectural Control – The ACC submitted a report via email. Discussion occurred regarding limitations on outside burning during dry/windy season. FCR practice has been to expect residents to use common sense and be aware of “red flag” warnings. The Board will alert residents when conditions indicate no burning, smoking or use of chain saws is expected. Doralee will follow up with further information. This policy will be put in writing and added to the FCR website.

Common Property – FCR's annual “Clean Up Day” is scheduled for June 11, 2011. A notice will be posted at the mailboxes and information will be included in the Newsy

Notes by Doralee with additional information being emailed to the membership at a later date. Jim McCarthy, Chairman, had emailed a report updating the BOD on the near completion of the Ranch house siding project. Painting will be delayed until the weather changes and temperatures rise. The Common Property Committee met on April 21, 2011 to discuss plans for the upcoming year. Doug Parmentier will take over supervision of mowing from David Hardy. The committee also approved submission of the 2012 CPC budget to the Board.

Dam Committee – Clyde Church, Chairman, submitted a written report. His report reviewed operating procedures for the Turner Reservoir, valve maintenance, winter/spring and annual processes, periodic maintenance and recommendations. Clyde also reported that the chemical suggested by Dept. of Wildlife has been very effective in diminishing weeds and brush by the dam.

Horse Committee – The BOD reviewed a report that had been submitted by Nick Ritcher, committee member. The letter updated information regarding the horse barn and fields. He discussed the harrowing and irrigation of the pastures, as well as the completion of recent barn repairs including electrical outlets, stall doors, and restoration of the hay barn. The proposed new shed in the south corral has been canceled due to a change in the availability of building materials.

Lake Committee – Tom Jones, Chairman, presented a design for the boat rack to be built this summer. He discussed options and costs for the acquisition of a new dock next year. The Board approved the project to build two canoe racks this fiscal year.

Road Committee – Barry Bryant, Chairman, updated the BOD on upcoming, as well as ongoing, road projects. He reviewed possible improvement plans determined from meetings with Ray Smith, the Road committee and tours of the ranch with partner agencies for our CWPP. These plans include creating or enlarging road turn-arounds, creating widened areas for passing and improving fire hydrant areas. The BOD agreed to move forward with these plans starting this spring. The recommendations will be presented to the membership, with a request for their input, in an upcoming informational email from Barry. Bryant has also met with resident, Mark Galbraith, regarding excavation contractors and estimated financial bids. FCR has received a \$5,000.00 grant requiring a 10% match to cover project costs in addition to our existing road budget.

Utilities Committee- Barry Bryant updated the BOD on the progress of the disinfection system plan for FCR. Two sheds need to be built to house the system's tanks, flow meters and valves. These will probably be built near the intersection of Snowshoe and Main and Oakcrest and Main. He explained that the detailed engineering plan must be submitted to Colorado's Engineering, Public Health and Environment offices for final approval. He will check the time frames for these deadlines.

Firewise Ambassador – Mary Ann Bryant reported that she has previewed the CWPP plan being drafted by Ambassador Judy Winzell. The report is nearly completed. Mary Ann, Jim McCarthy (CPC Chair) and Barry Bryant (Road Committee Chairman) will

meet with the Forest Service and Firewise teams on May 19<sup>th</sup> to review the FCR map and begin identifying CWPP priority locations. An overall mitigation plan for Falls Creek will be presented to the membership on June 4, 2011, “**Firewise Day**”. Guests from US Forest Service and Durango Fire and Rescue will also speak at the morning session. More information will be sent out to residents at a later date regarding the upcoming event.

#### **4. TREASURER’S REPORT**

David Hardy, Treasurer, submitted an Account Balances and Profit & Loss Budget Report. His report, dated April 27, 2011, indicated the following:

Bank of the San Juans Operating Acct.	\$67,861.73
Unallocated Capital Reserve Accts:	
IngDirect Business Savings @ .85%	\$2,324.92
CBC 12 month CD @1.49% (maturing 9/25/11)	\$104,956.40
Total	\$175,143.05

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

Mary Ann Bryant and David Hardy will meet with Christina Landeryou, legal counsel, to review FCR Bylaw and Covenant changes. Landeryou has assisted with the rewriting of these documents to bring FCR into compliance with state regulation (CCIOA). The new documents will be included in the member’s “ Annual Meeting Packet” being mailed out in preparation for a vote of approval at the upcoming July 9th meeting.

Byard Peake, Liaison, is reviewing the Ranch Equipment Usage Policy.

Jim McCarthy (Deer Trail) updated the board on the details of FCR’s amended plat issue and expected corrections. He has been working with Colorado Land Title and the County Assessor. The BOD will have further discussion and move on a decision next month. More details will be forthcoming to the membership.

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

David Hardy is drafting the budget for 2011-2012 to be presented at the Annual Meeting. He will present the draft to the BOD next month for review and finalization.

There was discussion regarding signage used by contractors while working at residences in Falls Creek. The board will discuss further and make a decision at the next meeting.

## **7. NEXT MEETING**

The next FCR board of Directors meeting will be on Monday – May 23, 2011 at 1:30 p.m. in the home of Jill and Kelly Lupton.

## **8. ADJOURNMENT**

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 6:30 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,  
Doralee Matthews  
Secretary  
April 29, 2011