

FALLS CREEK RANCH ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

April 29, 2013

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on April 29, 2013 at the home of Becca Steinbach. Present were: President, David Rohdy, via phone; Vice-President, Kelly Lupton; Treasurer, Jill Badalati; and Secretary, Becca Steinbach.

An **Executive Session** was held from 3:00-4:00 p.m. to discuss dam issues with Dam Chairman, Mike Hicks.

The Regularly Scheduled Meeting started at 4:00 p.m. Present were the Board members mentioned above. Also present were: Dam Chairman, Mike Hicks; ACC Co-Chair, Mary Ann Bryant; Road Chairman, Barry Bryant; Beautification Chair, Marge Rebovich; Lake Chairman, Steve Matthews; and Utilities Co-Chair, Eb Redford.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the March 27th, 2013 Board Meeting were approved and submitted.

2. LIAISON REPORT

Byard Peake, Liaison, presented the following report via email:

During the past work period Ray Smith, Ranch Manager, has performed the following tasks:

- Serviced equipment
- Worked on the water disinfection system start up
- Completed CCR's
- Provided CDPHE (Colorado Department of Public Health and Environment) data
- Performed spring road project, applied mag chloride.

3. COMMITTEE REPORTS

Architectural Control Committee

Mary Ann reported we have 11 open ACC projects on the Ranch. Kelly signed two ACC packets for approval at the meeting.

Beautification Committee

Marge Rebovich asked Mary Ann to provide an update on the bluebird houses. We now have bluebirds in residence. The Committee is considering putting more of their present plantings at the entrance to FCR on a drip system. There are no new planting projects planned. The 2013-2014 Beautification Committee Budget was submitted to the Board.

Marge recommended the Clean-Up Day costs be moved from the Beautification Committee to the Common Property Committee. The Board agreed to move the cost of Clean-Up Day to Common Property Committee Budget.

Marge asked for clarification on the slash pile guidelines for pine needle disposal. The Board responded that if pine needles are bagged, they may remain bagged at the slash pile. Needles may also be left loose at the slash pile.

Common Property Committee

No Report

Dam Committee

A discussion about the dam with Chairman Mike Hicks took place during Executive Session.

Fire Wise Ambassador

No Report

Horse Committee

No Report

Lake Committee

Steve Matthews submitted the 2013-2014 Lake Committee Budget to the Board. He made the following suggestions for the lake:

- That the lake be stocked with fish this year, it was not done last year because of budget restraints.
- The phone at the mailboxes will be activated.
- The plastic beach chairs are in good shape, two more will be purchased. The storage box is broken and will need to be replaced at some point.
- The steps to the beach could use some leveling.

A discussion followed of where the expense for the dry hydrant should be entered. It was decided to place it under the Common Property Committee Budget.

The Road Committee will put a sign at the dry hydrant, reminding residents not to leave unattended cars at the dry hydrant.

Road Committee

Barry Bryant reported magnesium chloride was applied. Aspen Lane, High Ridge and North Main have not yet been done. It was suggested the Board review the Road Committee Budget then direct Ray to complete magnesium chloride to the above roads.

The 2013-2014 Road Committee Budget was submitted to the Board.

Utilities Committee

Eb Redford, Co-Chair, reported the relocation of SCADA System from his home to the new disinfection system buildings will not be done before the end of this fiscal year. Eb will contact Judy Winzell to have the fire department evaluate the hydrant at Meadow Ridge Trail.

Both water treatment systems are in operation. Ray tested water in both systems, both are in legal compliance.

The Committee has strong concerns on both wells' water levels this spring. It was decided the Utilities Committee will write an e mail to residents on water concerns and the importance of being pro-active on water usage.

The 2013-14 Utilities Committee Budget was reviewed.

4. TREASURER'S REPORT

Jill Baladati presented the following:

- The Bank of the San Juan's operating account balance as of 4/29/13 is \$124,489.03.
- All 2nd half assessments are Paid in Full.
- All equipment invoices are Paid in Full.

The YTD Budget/P&L was reviewed.

The Board discussed if there is a need to have a CPA work with FCR HOA. The Board recommended Jill explore this option.

5. OLD BUSINESS

The AED program is not at the present under any committee budget. There are expenses of pads and battery kits that have expiration dates. Jill will make a line item in the P&L for the AEDs.

6. NEW BUSINESS

Each Board member will recommend 2-3 residents as potential candidates for filling the upcoming Board vacancy.

7. UPCOMING PROJECTS

- The Board will work with the Common Property Committee to schedule the Clean-Up Day and recruit a resident to head it.
- Fire Wise Day is June 8th.
- Direct the Ranch Liaison to conduct Ray Smith's performance evaluation.
- Prepare the packets for the Annual Meeting mailing to be sent to all members one month in advance of the meeting, which is scheduled for Saturday, July 13th.
- Prepare the Draft Budget for 2013-2014.

8. NEXT MEETING

The next FCR Board of Directors Meeting will be held Monday, May 20th at 4:00pm at the home of Kelly Lupton.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the regular meeting at 5:55pm.

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 29, 2013