

MINUTES
Falls Creek Ranch Association, Inc.
Board of Directors Meeting
April 30, 2008

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., (FCRA) Board of Directors (BOD) occurred on April 30, 2008. Present were BOD members Barry Bryant, Mary Irby, Jim McCarthy, and Eb Redford. BOD member Gale Marinelli was absent. Also present were Byard Peake, Fire Wise Ambassador and Ranch Liaison, Utilities Committee Co-chair Don Southworth, and Association members Lisa Autry, Ginger Woltosz, and Walt Woltosz. The meeting was called to order at 7:07 PM.

1. Approval of Minutes.

By motion duly made, seconded, and unanimously approved, the Minutes of the March 12, 2008, regular meeting and Executive Session were approved as submitted.

2. Member/Resident Input.

President Bryant welcomed new Association members Ginger and Walt Woltosz. Association member Lisa Autry informed the BOD of the results of a U.S. Department of Agriculture study she requested showing as of the time of the USDA field visit it did not appear irrigation water was causing debris to flow into the lake. A copy of the Department of Agriculture report was provided to President Bryant.

3. Committee Reports.

Common Property Committee submitted a written report for the BOD's information. No items required BOD action.

Ranch Liaison Peake reported Ray Smith will need either paid or volunteer assistance to complete water meter installation. A request by Mr. Smith to build a wood shed near the caretaker's home was referred to the Architectural Control Committee. The water truck is not yet repaired and, as a result, the roads cannot be graded. Ranch Liaison Peake suggested emailing FCRA members regarding the road situation.

Byard Peake as chair of the Irrigation Sub-committee reported both FCRA irrigation systems were operating as of April 1, 2008. Additional culverts were installed at the north end of the lake meadow and at the picnic area. President Bryant named Lisa Autry, Byard Peake, and himself to a working group to consider irrigation issues, haying the Forest Service Hidden Valley meadows, and related horse issues.

Fire Wise Ambassador Peake noted May is wildfire month. He will distribute

information to FCRA members. Don Southworth reported the date for Clean Up Day will be established after the Southwest Conservation Corps chipping project is completed.

Architectural Control Committee. President Bryant named Kathy Redford, Mary Ann Bryant, and Jim McCarthy to a working group to determine wording for the notice section of the ACC Regulations.

Utilities/Dam/Lake Committee. On behalf of the combined committee, Eb Redford reported out flows from the lake are near maximum.

Bookkeeper. After several years of exceptional service as FCRA's volunteer bookkeeper, Robin Southworth intends to resign. The BOD will immediately begin the search for a replacement. President Bryant extended the Association's thanks and appreciation to Robin.

4. Treasurer's Report.

Treasurer Irby written report indicated the FCRA Operating Account balance as of April 29, 2008, was \$74,317.86 and the Capital Account balance on the same date was \$207,445.02. All Hidden Valley Paving Notes have been sold, the proceeds have been received, and payment will be made to the County of the agreed FCRA share of the paving costs. Only a portion of one assessment remains unpaid and will be discussed in the BOD's Executive Session. Treasurer Irby reminded all Committee Chairs that their 2008/2009 proposed budgets are due.

At this time, Lisa Autry, Byard Peake, and Don Southworth left the meeting.

5. Old Business.

The insurance review will be discussed during the Executive Session. Discussions regarding the following matters are ongoing: draft ACC Rules and Regulations; LPEA Church Camp feed; generators for the caretaker's home and the maintenance building; the FCRA revised survey; the review of FCRA snow clearing procedures and equipment; the BOD and Committee procedures manual; and the requirements of SB 05-100 and 06-89.

6. New Business.

The BOD noted a new fence is being installed on the Watson property. Budget planning to FY '08/'09 is underway as is planning for the July 12, 2008, Annual Meeting. Consideration of the circulated draft Rules & Regulations regarding fees and procedures for using FCRA equipment was postponed.

7. Next Meeting.

June 4, 2008, 7:00 PM at the Bryants' residence

At this time Ginger and Walt Woltosz left the meeting.

8. Executive Session.

By motion duly made and seconded, and unanimously approved, the BOD adjourned to an Executive Session to consider matters related to pending water litigation, insurance matters, and personnel matters.

9. Adjournment.

At 11:10 PM the Executive Session ended and the BOD by motion duly made, seconded, and unanimously approved adjourned its regular meeting.

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

Jim McCarthy, Secretary

June 10, 2008