

FALLS CREEK RANCH ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING

August 20, 2012

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on August 20, 2012. Present were: President, David Rohdy; Vice President, Kelly Lupton; Treasurer, Jill Badalati; At Large, Clyde Church; Secretary, Becca Steinbach. Also in attendance were Barry Anderson, Mary Ann and Barry Bryant, Byard Peake, Marge Rebovich, Don Southworth, and Jim Winzell.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Special Transition Meeting Minutes of July 22, 2012 were approved as submitted.

2. LIASON REPORT

Byard Peake, Liason, reported Ray's concerns:

- Ray needs to find additional homes to take his state mandated water samples as his current list of homes is not sufficient.
- The size of the slash pile is huge and Ray may need more outside help in burning the pile this year.
- Ray wants to establish a procedure for when and how to burn the slash pile, especially since the pile is so large this year.

Byard suggested the Board be involved with the Common Property Committee to decide when and how to burn the slash pile.

Byard also wants to get our road culvert cleaned, and he will need to rent a water truck to do so. Because of lack of rain, it is not an issue now. He suggested it be a project for next year.

David Rohdy also reminded Byard that a couple of big rocks above the stop sign corner need to be removed.

3. COMMITTEE REPORTS

Architectural Control Committee No Report

Beautification Committee

Marge Rebovich, Chair, complimented Ray for his help with the beautification project near the firehouse. The Committee improved the garden at the entrance to the Ranch and is now finished with planting projects for this year. One of the purposes of the plantings is to show residents the types of vegetation compatible with our area.

The Falls Creek Ranch sign at the entrance is deteriorating and within several years will need attention.

The last remaining committee project is the entrance arch. The committee held several meetings, also sent a survey to the membership asking for their thoughts about replacing the entrance arch. The project was tabled because of our unexpected additional expenses in other areas of the Ranch budget.

Common Property

Jim Winzell reported on a combined report for the Common Property and FireWise Committees.

**CWPP Project Status on Common Property**

- **Project 1a:** CSFS ESF Grant, \$4,230 for mowing large parcels of oak brush
  - Restart mowing 20 August-schedule posted at the mailboxes
  - Partial reimbursement forms re-submitted to the CSFS (\$1,467.50)
  - Remaining 4.28 acres to be completed August 20-24 2012

The CWPP Team continues to meet monthly to discuss ongoing projects and other hazardous fuels reduction.

### **Grant Status**

- Continue to await award announcement for the 2012 USFS “Stevens Grant” Community Wildfire Protection Program (\$128,016)
- Invited to apply for the CSFS WUI Grant--\$25,000, submitted 27 June; waiting for award announcement
- After having lost the 011 CO Forest Restoration Pilot Grant, Judy called the Forest Management Division (Fort Collins) for a full outbrief. This was very informative and helpful for applying for next year’s allocation. The Forester recommended we seek Federal funds (Title III) allocated to La Plata County.
  - Kellie Hotter’s Finance Director told Judy that this money (\$24k) goes to the FireWise of Southwest CO director and suggest we seek out Title II
  - A call to the Director of Public Works gave clarity to Title II money already allocated to La Plata County (\$40k). Due to the short notice and tight County Commissioners’ approval schedule, the money was earmarked for a road project. However, the DOPW is now alerted to the need for mitigation on public lands surrounding FCR.

### **Other CPC Business**

- Excellent participation by residents in mitigating their own property
  - Residents need to fill out the “Tree/Brush Removal form located on the FCR web site under the ACC section. Sign it and give it to Nancy Peake for ACC approval
- Beetle trees, dead trees and hazardous vegetation continue to be identified
  - These will be taken down by resident work teams and removed from the Ranch
- The dry hydrant will be repaired in the fall when Ray is available
- Although the Fire Danger Sign has been lowered to “Moderate”, we continue to have fires sparked by lightning in the area. Residents should still exercise caution in tree cutting and other activities that could create a fire.

Jim also shared that Judy Winzell, FireWise Ambassador, checks a website for information on soil and vegetation moisture content to determine the placement of the arrow on our fire danger sign next to the firehouse.

Clyde Church added that the Forest Service is responding to weed control on FS land surrounding FCR with spraying.

### Dam Committee

Clyde Church, Committee Chair, reported the committee had a meeting. There was also a recent inspection of the dam and outlet pipe. Discharge from the outlet pipe was clear, no problems. The inspector told us our dam is certified for full capacity. Clyde also reminded the Board that a new committee chairman is needed, as Clyde is now on the FCR Board and Board members are not allowed to be committee chairmen as well.

Lastly, per the Settlement Agreement from the litigation involving the management of our lake, one of the final projects for our water litigation attorney is to draft a Dam/Reservoir Operating Plan. This plan will put the details of the Settlement Agreement into “layman’s language” for the Dam Committee to follow.

### Horse Committee

Co-chair Carol Ritcher submitted the following report by e mail:

- New signs have been posted at the barn stating the Colorado Equine Activities Act, 1994

- Clean-up continues with mowing of small oak around barns, trees trimmed in pastures and long grass mowed around barn area
- New electric outlets will be installed in the new barns for water tank heaters in winter
- Pastures will be harrowed in August.

Barney Anderson reported the Horse Committee is aware of the condition of the pastures. They are closely observing the pastures, rotating horses through, and very much want to keep them in good shape. Because of lack of rain, the pastures did not get the usual grass growth this year. The pastures will be reseeded in the late fall.

The Committee would like to expand the current south pasture further south toward the east side of the slash pile. They are willing to fence this additional space. David Rohdy suggested a portable fencing system (as opposed to permanent expansion of the pasture) that would allow horses to graze the grass in this area that would need to be mowed anyway. Byard reminded us that this area is at times marshy and there may be the concern of manure by-products going into the lake. Barney will contact the State Extension Office for advice and recommendations. David Rohdy will meet separately with the Horse Committee to finalize their Common Property lease.

#### Lake Committee

Chair Steve Mathews submitted the following report by e mail:

Members have monitored the lake with few complaints this summer.

A reminder that guest cars need a green guest pass posted in their cars. If a replacement pass is needed, contact David Rohdy or Becca Steinbach.

#### Road Committee

Barry Bryant, Chair, reported via e mail:

There was a minor project of widening and visibility improvement on Ponderosa Park Drive to improve the safety on the blind curve. Ray was able to improve using Ranch equipment and a load of road base. Next month prepping equipment for winter operation will begin.

#### Utilities Committee

Barry Bryant reported for Eb Redford, Committee Chairman. The committee is still working on getting costs down for the water disinfection system. Construction will begin in September and will be finished by the end of the year.

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

Jill Badalati, Treasurer, reported that FCR needs to pay 2<sup>nd</sup> & 3<sup>rd</sup> year notes. She will confirm with former Treasurer David Hardy.

The Board went over the Profit & Loss Budget vs. Actual statement for August 2012-2013. The P & L report will be finalized and posted on the FCF website. It was suggested that an accounting "review" should be done every three years. Clyde suggested that the Board go over the procedure used for the last review done in 2008 and determine how we should go about conducting a new review. This will be discussed at the next Board meeting.

### **5. OLD BUSINESS**

- The Settlement Agreement for our water litigation still needs to be finalized by the Water Court. (Subsequent to this Board meeting, we received notification that the Settlement Agreement has now been officially adopted by the Water Court.)
- As noted in the Dam Committee Report above, we need to develop a Dam/Reservoir Operating Manual.
- Finalize the common property lease agreement for the Horse Corrals

- Follow-up with the FCR's lawyer to complete the remaining CCIOA (Colorado Common Interest Ownership Act) documents/procedures which are needed for compliance with state law.
- Update and re-publish the policy use of FCR equipment by Ranch residents.

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

A resident contacted the Board with a question on the survey and re-plat of property on FCR. The Board will check into the matter.

Mary Ann Bryant shared with the Board that water meter readings will be placed on an electronic system that will give 3-month meter readings to residents via email.

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

The next FCR Board of Directors Meeting will be held Monday, September 24 at 6:00 p.m. at the home of Becca Steinbach.

#### **8. ADJOURNMENT**

The Board, by motion duly made, seconded and unanimously approved, adjourned the regular meeting at 8:25 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

August 20, 2012