

MINUTES

Falls Creek Ranch Association, Inc. Board of Directors Meeting

Aug. 13, 2008

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., (FCRA) Board of Directors (BOD) occurred on Aug. 13, 2008. Present were BOD members Barry Bryant, Mary Irby, Jim McCarthy, David Hardy and Doralee Matthews. Also present were Byard Peake, Fire Wise Ambassador and Ranch Liaison, Eb Redford, Utilities Cmte. Co-Chair Operations, and Association member Steven Allen. The meeting was called to order at 2:04 P.M.

Election of Officers

New officers were elected. A motion was duly made and seconded to assign these new positions:

President - Barry Bryant
Vice Pres. - Jim McCarthy
Treasurer - David Hardy
Secretary - Doralee Matthews
At Large - Mary Irby

1. Approval of Minutes

By motion duly made, seconded and unanimously approved, the Minutes of the June 4, 2008 regular meeting and Executive Session were approved as submitted by Irby, McCarthy and Bryant.

2. Member/Resident Input

Steve Allen thanked the BOD and residents of Falls Creek Ranch for welcoming him and his wife Kim to the area so graciously.

3. Committee Reports

Ranch Liaison and Fire Wise Ambassador, Peake, requested that Ray Smith's address be added to our Telephone List Roster. His phone number will not be added with this information.

Peake thanked the FCR residents for putting up their new address signs. Thank you also to Courtney Barr and Chuck Eppinger for distributing the signs to those residents who needed them.

Peake reported that Dr. Jack McManus has offered to carry an automatic defibrillator in his car and would be willing to use it in an emergency for the FCR residents. President Bryant named Mary Irby, Vice President Jim McCarthy, Byard Peake and himself to a working group to gather more information about this device and the legal aspects of its use.

Peake indicated that there were 75 days this year of irrigation to the lake meadow and corrals. He also reported that the upper division point has a new irrigation gate installed for better control of water to the corrals.

A discussion of the Lot 12 septic pond occurred. Bryant agreed to follow up on this matter.

A review of guidelines for what constitutes trespassing on the Ranch occurred. There is a need for additional signage within the Ranch to help in this area. Bryant suggested a working group be formed to study this need. Peake will be talking to Ray Smith about the situation as the location of his home puts him in the position of being the first to observe activities and traffic incoming to the Ranch.

Common Property Committee report was submitted to the Board by Co-Chairman, Jim McCarthy. No items required BOD action.

Road Committee report was submitted by Chairman, John Ritchey. No items required BOD action.

Utilities Committee Co-Chair Operations, Eb Redford updated the BOD regarding water issues. 85 Meters are reading. The database is being updated and a water conservation policy will be submitted at a later time.

Redford and Pres. Bryant will talk to Ray Smith about the need for a generator in case of a power outage at the caretaker's house.

4. Treasurer's Report

Treasurer David Hardy's report indicated that FCRA Operating Account balance was \$85,857.17 as of 8/12/08. The Capital Account balance was \$71,770.04 as of 8/12/08 as well.

A portion of the Vectra Bank FCR Operating Account will be transferred to the on-line ING account in order to earn interest. The Ranch has contracted with an external bookkeeper who started on Aug. 1, 2008. A Profit & Loss statement will be forthcoming in September.

The Quickbooks database has been updated to the 2008 software version. The Board will arrange for an audit of accounting records in the next few months.

5. Old Business

The revised ACC Rules and Regulations dated July 17, 2008, were approved and adopted by a motion duly made, seconded, and unanimously approved. These have been posted on the website along with the Articles, Bylaws and Covenants.

Field Survey work for the replat has been completed and a final report is being prepared for submittal to the County.

A Procedural Manual Member Packet is still in the works with Pres. Bryant. He recommends an update of our current Bylaws and Covenants. A Legal audit is needed as well to check for compliancy with Colorado Law.

6. New Business

Discussion on the motorcycle policy was deferred to a future meeting.

Jim McCarthy will investigate an Emergency Warning Device system as a more effective way to warn residents of wildfires.

The Ranch Equipment and Labor Charges will be discussed at the next BOD meeting.

The Hidden Valley Haying Permit has been attained. Only one cutting will occur this year.

7. Next Meeting

The next BOD meeting will occur on Wednesday, Sept. 10 at 2:00. It will take place at David and Jennifer Hardy's home.

By motion duly made, seconded, and unanimously approved, the BOD adjourned to an executive session at 4:25. This executive session was held to consider matters related to Water Rights, Security Issues and Options and Complaints.

8. Adjournment

At 5:30 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.

Doralee Matthews, Secretary

Sept. 10, 2008