

BOARD OF DIRECTORS MEETING

August 18, 2009

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on August 18, 2009. Present were BOD members: President- John Ritchey, Vice President – Jim Wallace, At large/Assistant Treasurer – MaryAnn Bryant, Treasurer- David Hardy, and Secretary- Doralee Matthews. Also present were : CPC Co-Chair- Jim McCarthy, Utilities Cmte. Co-Chair – Don Southworth, Road Cmte. Chair- Barry Bryant as well as new renters to FCR- Brian Schowalter and Katie Whitney.

The meeting was called to order at 2:05 p.m.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the May 27, 2009 regular meeting and Executive Session were approved as submitted.

By motion duly made, seconded and unanimously approved, the Minutes of the August 1, 2009 Transition Meeting of the Board were approved as submitted as well.

2. MEMBER/RESIDENT INPUT

Brian Scholwalter and Katie Whitney informed the BOD of their upcoming wedding to be held at the Tregillus house where they are renting. There were questions and discussion regarding some of the event's details. Brian and Katie will be following up with information needed from the BOD.

3. COMMITTEE REPORTS

Road Committee: Barry Bryant reported that he is setting up the new committee and will be having a meeting in the near future to discuss plans for this year. He updated the BOD on the progress and timing of the guardrail that will be installed within the week. He will prepare a notice to be emailed to FCR residents.

Common Property Committee: Jim McCarthy, Co-Chairman, reported that the Common Property committee had met in April. A report of this meeting had been submitted to the BOD. Jim reported that most of the ongoing projects are routine and moving forward. He informed the BOD that Doug Parmentier, of the Trail Committee, will be seeking approval for a documented map/drawing of existing FCR hiking trails. McCarthy explained that a survey regarding overhanging brush and trees to be trimmed is still in process.

Regarding wildfire mitigation by the CPC- the first project, by the stables, has been completed and the second part of this project – between the Irby and Parmentier properties, still needs completion. McCarthy will provide the BOD with information regarding a work day to be held in the near future. Doralee will pass this information on in an email.

He also suggested that a reminder be sent out to the members of FCR that the collection of firewood on the ranch should be done by RESIDENTS only, and that this wood is for use ON the ranch. This reminder will be part of a note to the membership in August.

Utilities Committee: Don Southworth, Co-chair, reported that the last water meter is in place, has been recalibrated and is working. Also, the leak in the transfer line (pipe) connecting the two FCR water systems has been fixed. Don informed the BOD that he will be creating a “GPS Map” locating all water meters on the ranch. This will save much. The BOD thanked Don Southworth, Eb Redford and Carol Deterding for the great amount of time that they have spent on this project.

Architectural Control: The Davidson house is the only new project at this time.

Lake Committee: There was no formal lake report. But, the Board discussed member complaints regarding the large numbers of non-residents, both invited and uninvited, at the lake, as the summer has progressed. The Board also discussed complaints regarding the number of vehicles at the lake without FCR stickers. The BOD agreed to explore this situation and gather more information to discuss at a future BOD meeting. FCR members are encouraged to contact the BOD with any comments or concerns. There was agreement that two reminders should go into “Notes” from Doralee.

1. 1. Members need to accompany their guests to the beach.
2. 2. Guests should have an official FCR guest permit with the name of the FCR resident visible on their dashboard if they park their cars at the lake.

Beautification Committee: There was no formal report at this time. The committee continues its work to beautify the landscape at the entrance to the ranch. Along with Lisa Bourey, landscape designer and native plant specialist, they are creating a demonstration garden of native and xeric plants. Lisa is donating her time to FCR for this project. The garden has been designed and sculpted to allow a garden path displaying labels for all of these specialized plants for the FCR membership to use as resource for personal gardens.

Liaison Report: A report was submitted to the BOD by Byard Peake prior to the meeting. It indicated that the parking area for the Ehlers wedding has been mowed a second time, the water truck has been repaired as it is needed to clear culverts this fall, and a budget proposal for maintenance and other details has been submitted for the new ranch truck.

He also reported that the new ranch grill will be stored in the equipment shed.

Irrigation: Peake’s report updated the BOD on the lake’s level and the dam valve. His report showed that the hay crop is going to bring in \$650-700.00 for the hay from our north and lake meadows. Jeremy Mickey has agreed to pay that amount. Mickey indicated that he would provide equipment to improve our irrigation ditches in both the lake meadow and Hidden Valley. There was BOD discussion on the irrigation and haying of Hidden Valley in the future.

4. TREASURERS REPORT

Hardy's report of August 18, 2009 indicated that there is \$107,632.73 in the Vectra Bank Operating Account. The Unallocated Capital Reserve Accounts show that there is \$66,736.19 in the Indirect Business Savings and \$50,000. at 3.9% in the Community Banks 12 month CD. These total: \$224,368.92.

He reported that more than half of the homeowners have paid their assessments. Delinquent notices with financial penalty will go out the first week of September.

5. OLD BUSINESS

The Replat Survey is in and has been resubmitted to the county. Mike McQuinn will pursue and report on its progress.

Barry Bryant will follow up with Glenn Sears regarding signage for the ranch.

There is a need for clarification as to when the New Board Officers assume their positions after the Annual Meeting. Historically, it has been August 1st. Jim Wallace will check the bylaws and report at our September meeting.

6. NEW BUSINESS

FCR's Firewise Ambassador post is still open for a volunteer. Byard Peake will follow up with the BOD regarding a few possibilities.

John Ritchey read a letter from a non-resident requesting permission to ride horses on our hiking trails. FCR's policy is to allow only people on these trails – not horses. The BOD will respond with a letter denying their request while thanking them for asking permission.

David Hardy will be serving as the liaison for water matters and coordination between the BOD, Jim McCarthy (former V.P.), and Steve Bushong, Water Attorney from Denver.

A reminder to the membership that it is high fire season. Please be extra diligent about fires of any kind. Doralee has agreed to meet with Durango fire marshal/representative regarding the safety of fire pits. She will report to the BOD next month.

Discussion of House Bill 09-1359 – regarding planned capital reserves, was saved to a later date.

7. NEXT MEETING

The next FCR Board of Directors Meeting will be held on September 15, 2009 at 2:00 p.m. in the home of Jim and Nancy Wallace

At 5:00 p.m., the board- by motion duly made, seconded and unanimously approved, adjourned to Executive Session to discuss matters of insurance, liability and water rights.

8. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its Executive Session at 5:55 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
August 18, 2009