

MINUTES
FALLS CREEK RANCH ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING
August 19, 2010

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on August 19, 2010. Present were BOD members: President – Mary Ann Bryant, Vice President – Jim Wallace, Treasurer – David Hardy, Asst. Treasurer/At Large – Kelly Lupton and Secretary – Doralee Matthews.

EXECUTIVE SESSION

The meeting began with an Executive Session to discuss water rights and litigation. Also present was former BOD Vice President, Jim McCarthy. This meeting was called to order at 1:10 p.m. and adjourned at 2:00 p.m.

The Regularly Scheduled meeting was called to order at 2:05 p.m. Present at this meeting were BOD members mentioned above. Also attending were: Firewise Ambassador- Mary Irby, ACC Committee member- Nancy Peake, Lake Committee Chairman- Tom Jones, resident Bill Bales and Road Chairman- Barry Bryant.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the June 23, 2010 meeting were approved as revised.

2. FIRE WISE AMBASSADOR REPORT

Mary Irby, Ambassador, reported on the success of the Sept. 22, 2010 information meeting at Falls Creek with FCR residents and community leaders. Craig Goodell, Wildlife Education and Mitigation Specialist, will work with a group of Durango community representatives and Falls Creek members to prioritize continuing CWPP mitigation projects. These residents include: Mary Ann Bryant, Steve Gillis, Jim McCarthy (of CPC) Mary Irby and Jonni Greiner. Kent Grant, Colorado State Forest Service, will be submitting a grant for FCR to the state pertaining to egress mitigation. Paula Mills, FCR resident, will be writing grants for the CWPP projects.

Mary Irby submitted her resignation to the BOD as the FireWise Ambassador because she will be moving off the ranch. Mary reported that she will continue her commitment to complete the CWPP plans for this year, but a replacement is needed for her position by Spring 2011.

3. RANCH LIAISON

Byard Peake, Liaison, provided an emailed report regarding both recent and future projects. He reported that the annual water monitor sample collection and consumer confidence report has been completed, roads are graded and ditches pulled and the backhoe is in the process of being cleaned. Future projects were listed: The backhoe is in need of an overhaul; the dump truck and spray truck are in need of minor repair; construction of the gravel shed will begin this month; DFRA pressure tests of hydrants will begin next week; The ranch records building needs some work on the door and lock.

4. COMMITTEE REPORTS

Architectural Control Committee – Nancy Peake reported that three (3) projects are still in process. Residents are cooperating with ACC procedures.

Beautification – Nancy Wallace and Marge Rebovich, Beautification Co-chairs provided a written report.:

- The Plant Select Program of CSU and the Denver Botanic Garden has declined FCR's inquiry to become a designated garden at this time.
- There will be a Planting Class offered to residents this month.
- The committee is beginning preliminary planning for improving the appearance of the Fire Station entrance.
- Four members of the Beautification Committee continue to volunteer in the Fire Memorial Garden downtown.

The report commended the excellent committee participation throughout the summer – Volunteers cared for and hand watered the plants when needed.

Common Property Committee – It was reported that some beetle trees have been removed. Russ Geier was hired to take the trees down. Jim McCarthy is overseeing these projects.

Lake Committee – Tom Jones, Lake Chairman, reported that parking violations continue to occur at the lake. He reminded everyone that all cars need to display an FCR sticker or a green hang tag if they are parked on common property. Reminder notices have been created and will be handed out to BOD and Lake Committee members to be placed on the windshields of cars that are out of compliance with FCR regulations.

- • Tom also reported that the rope swing has been taken down for safety and liability purposes. He recommended the Board adopt a policy of no rope swings anywhere on common property.
- • The boat area is still being organized and cleaned out.
- • A bike rack for the north end of the mailboxes is still being planned.
- • A note will go out to the membership regarding the upcoming willow clearing project.

Road Committee – Barry Bryant, Road Chairman, reported on bids for the sand shed project. After discussion, Kennebec Construction will be contacted to build the shed. Kennebec is presently repairing the horse stable on the ranch. Barry reported that the backhoe is in need of an overhaul. He also is working with Ray Smith regarding a plan for culvert reparations and clean-out. He explained that cul-de-sacs need to be widened on Ponderosa Park and Bear Scat for visibility and safety reasons. Identifying and widening other narrow roadways around the ranch is being planned as well. Barry informed the BOD that a possible work day is being considered to cut back roadway vegetation.

Utilities Committee – There was no formal report presented to the BOD. Barry Bryant reported that there is an ongoing review of the current water system and cost estimation for putting in disinfection. This is a conceptual project at this point – research on comparisons is being reviewed and evaluated.

Dam Committee – a group of residents has volunteered and been approved by the Board to operate the FCR dam. They are Clyde Church, Steve Allen, Bill Bales and Ray Smith.

5. TREASURER’S REPORT

David Hardy, Treasurer, reported that a correction has been made in the Annual Budget. There are 88 (instead of 87) improved lots, changing the total assessment budget to \$225,280 for improved lots, and \$29,520 for unimproved lots, for a total assessment budget of \$254,800. The Annual Budget is posted on the FCR website.

David’s report of August 19, 2010 indicated the following:

Vectra Bank Operating Acct.		\$110,387.01
Unallocated Capital Reserve Accounts:		
IngDirect Business Savings @ 1.10%	\$2,310.56	
CBC 12 month CD @ 2.18%	\$101,948.99	(maturing 9/25/10)
TOTAL:	\$214,646.56	

He also presented the BOD with an updated Profit and Loss Budget.

6. OLD BUSINESS

CPR/AED Update – Twenty residents were trained in CPR and AED at the recent class held at FCR. Marge Rebovich and Steve Gillis were instrumental in the creation and success of this program. A committee is working on details of a proposal to the BOD regarding the placement of one or more AEDs and the need for further training.

Records Retention – This project is progressing well. If you have any historical records of FCR business, please contact Carole Deterding or the Board.

Horse Stable – Repairs will be started on the foundational structure of the corral stable in the upcoming month.

Dyke Canyon mining – Bill Bales reported no new activity. He will keep the BOD informed of any developments.

Liabilities Waivers – Jim Wallace, Vice President, continues to work on this project.

7. NEW BUSINESS

There was discussion regarding High Meadow’s recent complaints about FCR residents on their private property. It was decided that some clarification is needed regarding boundary lines and

rights. Mary Ann Bryant will contact John Neese to set up a meeting with a few residents to review the agreement FCR has with neighboring High Meadows and deal with these concerns.

There was a proposal from Byard Peake, Liaison, regarding some repairs that need to be done on the FCR Ranch House. Work needs to be done on the stripping around the doors and windows as well as the siding. Matt Burd has been contacted to submit a proposal. David Hardy will contact Matt and Payroll to discuss details of this project.

DFRA Fire Truck is need of replacement. DFRA will upgrade our current equipment with a newer, safer truck. The old truck will be refurbished and placed elsewhere in the Durango community.

There was discussion regarding the Water Usage report. This data will be distributed individually to FCR residents along with the annual conservation information letter and list of suggestions for improvement. Utilities committee co-chairman, Don Southworth, can be contacted if residents would like help with a home maintenance check.

FCR Website needs to be updated with current Annual Budget information as well as new committee members and chairmen. Mary Ann Bryant will contact Jane Schultz with updated information.

8. NEXT MEETING

The next FCR Board of Directors Meeting will be held on Friday, September 10, 2010 at 2:00 p.m. at the home of Steve and Doralee Matthews.

9. ADJOURNMENT

At 6:15 p.m., the Board by motion duly made, seconded and unanimously approved, adjourned.

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 19, 2010