

**FALLS CREEK RANCH ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

August 19, 2013

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on August 19, 2013. Present were: President, Mark Galbraith; Vice President, Lisa Hicks; Treasurer, Sue McCarthy; At Large, Clyde Church; and Secretary, Becca Steinbach. Also present were: Barney Anderson, Mary Ann Bryant, Barry Bryant, Mike Hicks, Byard Peake, Eb Redford, Gil Davidson, Jim Winzell and Judy Winzell.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the July 22, 2013 Board of Directors Special Transition Meeting were approved.

2. LIAISON REPORT

Byard Peake, Liaison, reported Ray will be on his vacation this week, although he will remain on the Ranch. Byard reported on tasks completed:

- Water samples have been taken and submitted for testing.
- Weeds have been trimmed on road edges.
- Equipment shed is being cleaned.
- All equipment engines checked.

There followed a discussion on funding needs for equipment maintenance. It has been advised for the BOD to plan for long range expenses in a reserve fund.

3. COMMITTEE REPORTS

Architectural Control Committee

Mary Ann Bryant, Chairman, reported there are 12 active projects currently on the Ranch.

Beautification Committee

No Report

Common Property Committee

Jim Winzell, Chairman, reported:

Slash Pile Status

- The CPC is monitoring the slash pile to ensure the new guidelines are being followed.

- A permanent sign outlining the guidelines for the pile will be purchased and installed at the pile sight.
- A decision as to when to close the pile will be based on safety concerns for the winter burn.

Weed Abatement

- Spring weed spraying has been completed.
- Bill Bales arranged a meeting with La Plata County expert, Rod Cook to evaluate current noxious weeds and plan future methods to inhibit re-growth.
- The Committee has concerns about using ranch personnel from spraying and are soliciting bids from commercial weed spraying companies.

Dry Hydrant

- Gil Davidson and Steve Matthews met with Fire Marshall Karola Hanks on July 26, 2013 to review Gil's design for the dry hydrant.
- The Fire Marshall approved the design.
- Materials were purchased and we are waiting for a decision on draining the lake.
- Steve Matthews is leaving the Ranch and we are seeking a replacement.

Chain Saw Gang

- Steve Allen led a very successful work team on 20 July. Twenty-five participants donated a total of 86 hours, or \$1,874 to use toward pending grant applications! David Rohdy led the southern contingent; Barney Anderson led the northern group while Clyde and Paulette Church provided an impromptu lunch. Huge thanks to our Chain Saw Gang!

Joint CPC & CWPPT Meeting

- Both Teams met on 9 July to prepare for the Annual Meeting, Outbrief Clean-up/fire Mitigation Day and schedule future Chain Saw Gang Projects.
- Judy and Jim are providing personal property mitigation advice in and around residents' circles. To date, 16 assessments have been completed.
- Ken Marshall will conduct a Chain Saw class; date and time TBD.

Fire Wise

Judy Winzell, FireWise Ambassador, and Jim Winzell reported:

2013 Firewise Communities USA Recognition

- For two years in a row, FCR has been awarded the prestigious Firewise Communities USA award. This is a national program and FCR is 1 of 3 communities in southwest CO to receive this honor (54 in CO).
- The National Fire Protection Association has asked Judy to apply for a scholarship to attend the Wildland Fire Education Conference in Salt Lake City from 13-16 November 2013. Over 500 wildland fire experts from around the globe will have the opportunity to attend 60+ breakout sessions to share best practices.

State & Federal Grants

- On 21 June, CSFS \$25k Wildland Urban Interface (WUI) Grant, for CWPP Project 13.0, on 10 acres was completed.
- Received a letter awarding FCR the 2013 Stevens Grant (WUI fuels reduction adjacent to federal lands) submitted to the USFS on 24 April 2013. This award will mitigate 44.5 acres with a total value of \$128,016. This includes a 10% in-kind match.
- As of August 2013, FCR has received a total of \$204,746 of grant awards for fire mitigation work on 74.5 acres.
- We await award announcement of the Western WUI State Fire Assistance Grant submitted 7/18/12 for the 2013 Program. This grant would mitigate 37.9 acres for a total value of \$88,440 (includes a 50% in-kind match).
- FCR did not receive the CO Forest Restoration Grant application, submitted on 20 February 2013, announced 10 June, for \$98k (include a 30% match).
- FCR did not receive the DNR Wildfire Risk Reduction Grant submitted on 17 July, announced 16 August, for mitigating 25 acres to protect our watershed (\$133,600 included a 50% match).

FCR Recognition

- K. Redford was asked by the Durango Herald to talk about FCR Fire Readiness; she recommended the reporter and photographer to interview Judy. The article was featured on the front page of the Durango Herald on 18 July 2013.
- The Denver office of the Durango Herald will highlight FCR within a five-part series covering the challenges of living in a wildfire-prone area. Judy Winzell and Bill Bales are interviewees. The series starts on 25 August.

CWPP Team

- Eight Team members continue to be responsible for eight areas of the Ranch; they look for potential mitigation projects, educate neighbors in fire mitigation techniques and ensure everyone is aware of treatments occurring on the Ranch.

- Monthly Team meetings keep all members in the loop for grant updates, CPC Chain Saw Gang projects, etc.

Volunteer Hours

- Residents who are mitigating on their own property or common property should continue to submit their labor hours to Judy. Future grants require in-kind labor.
- FCR has learned that dollars spent by residents to mitigate on their personal property can be claimed as in-kind matching funds for grant applications. Please provide mitigation receipts to Judy or Jim Winzell.

Dam

Mike Hicks, Chairman, reported the inspection of the inlet/outlet pipe will be 9:00 am Friday, August 23, 2013 by closed circuit television, FCR will receive the results of the testing in one month. In addition, there will be a geo-tech soil evaluation on the dam. This report will be available in a couple of weeks. Mike discussed applying for a grant that could be applied for up to 50% costs for the repair of the dam. This would require a presentation to Southwest Basin of the Colorado Water Conservation Board on September 11, 2013 in Cortez. After the preliminary results on the testing Friday, the grant process will begin.

Horse

Barney Anderson, Chairman, reported there are currently six horses with five owners at the Horse Barn. One more shed will be added. The horse pastures are in poor shape. The horses are being feed “off pasture” 100%. The horse owners are working on improving the quality of the pastures. A discussion followed of the possibility of flooding pastures in the future. The BOD asked Mike Hicks to research water rights for Thompson Creek.

Lake

Steve Matthews, Chairman, reported via email:

- Maja Liotta is a new lake committee member.
- A new emergency boat has been purchased. Steve recommends signage stating it is for emergencies only.
- That a reminder be sent out to FCR residents for beach users to walk across the road to the bathroom at the shed, and not use the beach for such purposes.
- Green guest tags will be replaced for free if tattered. If it is lost, replacement fee is \$5.

Steve Matthews resigned as chairman of the Lake committee because of relocation. The BOD will select a new Lake chairman.

Road

Barry Bryant, Chairman, shared the grass on the sides of roads have been mowed. The roads were graded and will be graded again when it rains.

Utilities

Eb Redford, Co-Chairman, reported The SCADA system had some problems and required many hours of troubleshooting. A new HP business tower was installed. There are still software issues to be solved.

4. TREASURER'S REPORT

Sue McCarthy reported the Bank of the San Juan's operating account balance as of 8/19/13 is \$136,021.12. At this time 2013-2014 assessments on 54 improved lots and 6 unimproved lots have been received. High Meadows, the Watson Property and Thompson's assessments have been paid.

5. OLD BUSINESS

Eb Redford, Co-Chair of the Utilities committee, reported the committee met, and presented 6 options to the BOD in order to bring well #4 on line. The summation of the committee is the recommendation to do nothing now and continue to conserve and monitor our water and wait and see how our winter will be.

The water fee issue has two components, (1) what kind of water rate structure to have and (2) the administrative tasks for fees and invoices. The committee recommends having software on a separate computer with an e-billing system sent directly to each resident. Each resident would pay on-line and the money would be deposited in the FCR account.

The BOD asked the committee report to the Board with updates on studies pertaining to these two issues.

6. NEW BUSINESS

Schedule for future Board Meetings

7. UPCOMING PROJECTS

- BOD to appoint a Lake Chairman
- Review Board Calendar for Required Actions

8. NEXT MEETING

The next FCR Board Meeting will be held Monday, September 16, 2013 at 6:00pm at the home of Mark Galbraith.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 10:45 pm.

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 19, 2013