

MINUTES

FALLS CREEK RANCH ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

August 23, 2011

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on August 23, 2011. Present were: President, Mary Ann Bryant; Vice President, David Rohdy; Treasurer, Jim Wallace; At Large/Asst. Treasurer, Kelly Lupton; Secretary, Becca Steinbach.

An **Executive Session** was held from 1:00-2:00 p.m. to discuss water rights litigation. Jim McCarthy, liaison for the board to the FCR attorney concerning water rights, informed new board members of the litigation status.

The **Regularly Scheduled Meeting** started at 2:00 p.m. Present were the BOD members mentioned above. Also present were: CPC Chairman Jim McCarthy, Roads Chairman Barry Bryant, Dam Chairman Clyde Church, Firewise Ambassador Judy Winzell, Lake Chairman Tom Jones, and resident Susan Ruggera.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the July 25, 2011 Board meeting and the Draft of the Minutes of the July 9, 2011 Annual Meeting were approved as submitted.

2. LIAISON REPORT

No report was received. A water sample report was received. Mary Ann reported that a water sample due to the State by July 1 was taken after the deadline.

3. COMMITTEE REPORTS

Architectural Control Committee

The committee approved a landscaping project at a residence. ACC members met with Utility Committee members to review the proposed building site and plans for two new utility structures related to the upcoming disinfection project.

Beautification Committee

The Committee will meet again in September to review information gathered for ideas regarding the FCR entrance project. They plan to present proposed options including costs to the Board sometime in winter in time for budget planning for next year. The Committee's current project is landscaping around the fire station.

Common Property Committee

Chairman Jim McCarthy reported:

Oaks on 9 acres of common property across Main from the horse corrals and other areas along Falls Creek Main are being mowed by the Hinkley Company. Jim will confirm if a portion of the funds may be used to hire Matt Burd to remove slash. No chipping is allowed to remain on the ground; it is considered to be fuel. Volunteers will be needed to remove slash also.

Ceci McQuinn and Jim McCarthy will explore her suggestion of possibly using goats to control common property vegetation.

Dam Committee

Chair Clyde Church reported that the dam is tight and dry (in good condition). The gauge indicates the lake water level is down 11 inches. The State engineer will do a video inspection of the outflow pipe at no cost. We need to survey the dam this summer at an estimated cost of \$500. This is done every 3 years. Clyde is handling these issues.

Firewise Ambassador

Judy Winzell reported:

Our CWPP is complete and was reviewed and approved by the FCR BOD and all of our agency partners. The Durango Herald published an article August 18th on the signing ceremony, which was attended by all of our partners and several members of the FCR CWPP Team. The final CWPP will be posted on the FCR website and is posted on <http://csfs.colostate.edu/pages/CommunityWildfireProtectionPlans.html>

- Project 2.0- phase 1 of FCR road upgrades has been completed. After inspection by DFRA and the FireWise staff on August 26, \$5,000 reimbursement will be received from the grant.
- Project 1.0- phase 1 is ongoing (removal of oak across horse corrals and along FC Main) upon completion, reimbursement of \$4,230 will be received from the grant.
- We currently have two submitted grants pending review and the potential to apply for two more grants in the near future.
- Residents should email Judy volunteer hours relating to any mitigation activities on either common property or private property including meadow mowing, equipment maintenance, etc. Volunteer hours are a huge help when applying for grants.

Lake Committee

Tom Jones, Chairman, reported a rope swing was installed across the lake. The Liaison will have Ray take it down. Tom confirmed he is stepping down as Committee Chair this month but will remain on the Committee.

Road Committee

Barry Bryant, Chairman, reported the Committee Chairmanship is still available for anyone who wishes to volunteer. He reported on the status of the CWPP Project 2.0: 11 of the 13 roads have been widened and improved for emergency equipment use at cul-de-sacs. He has added 11 wider spots on Ranch roads. Firewise will view and approve for cost reimbursement from the grant. There are two current issues: (1) Washout on hill on Main from heavy rains; two Forest Service geologists will come out to review and make suggestions. (2) Oakcrest hill washes out, this is an ongoing problem which will be difficult to fix; a major fix would be a capital project.

Utilities Committee

Barry reported for Eb Redford, co-chairman. Russell Engineers will submit the application for the disinfection system project to the State in September. Due to the time required for design and State review/approval, construction will begin next spring, with the system up and running next July.

Eb and Barry met with the ACC for approval of 2 small buildings for the system. Current underground electrical will relocate to the new buildings. The buildings will be secure, fire proof, vandal proof and have metal roofs and steel fire doors. Locations will be near well #1 (Snowshoe & Main) and near well #2 (Oakcrest & Main) and will be accessed twice per week by Ray Smith.

TREASURER'S REPORT

Treasurer Jim Wallace reported. As of August 23rd, 2/3 of property assessments have been paid. Jim will e-mail outstanding payors, Becca will send a "newsy note" reminder of Sept. 1 deadline, and Lisa (bookkeeper) will send out invoices for assessments overdue as of September 1.

The Vice President has access to accounts for the "checks and balances" function. Jim will review this and the insurance policies with David Rohdy.

Jim will contact the promissory note/bond holders for the disinfection water system that their payment is due September 1.

The Board discussed automatic bill payments for several vendors; Jim will pursue. He will also contact our bookkeeper to correct the budget column figures in the Profit/Loss statement. He will get the bank balance figures to Becca.

OLD BUSINESS

The amended Articles of Incorporation and Covenants approved at the 2011 Annual meeting were signed by President Mary Ann Bryant and Secretary Becca Steinbach. The documents will be filed and recorded as required with LaPlata County and the State. These documents will be emailed to the FCR membership and put on the FCR website when they become official.

Two-thirds of the property deeds for lots resurveyed are now recorded with La Plata County.

The recent FCR Covenant violation by a resident has been settled with the legal fees being reimbursed by half.

NEW BUSINESS

The Board reviewed all committee chairs and membership lists and nominations. The Board approved Jim Winzell to replace Jim McCarthy as Common Property Committee Chair effective October 1, 2011. New Chairs are needed for Road and Lake Committees. All membership lists were approved as submitted. Mary Ann made a motion to approve changes, David seconded. All approved. The final updated committee membership list will be placed on the FCR website.

A motion was made, seconded and approved to keep titles for ranch equipment, original Articles, by-laws, covenants and other important documents in a safety deposit box at the Bank of the San Juans. Jim Wallace will procure the box. The President and Treasurer will have keys.

The Board discussed the next steps to comply with CCIOA State regulations. State law requires nine distinct policies that FCR needs to either create or update to conform to State law. A draft of the updated bylaws is already completed and four of the nine policies have been drafted with the guidance and advice of our attorney. Bylaw Article II was approved by the membership at the 2011 Annual Meeting. The Board will finalize the updated draft bylaws and policies this fall and will share with residents before formal adoption.

Susan Ruggera approached the Board on behalf of several interested families for a community vegetable garden. A detailed proposal was presented to the Board including general operating guidelines and a suggested location on common property in the meadow east of the picnic area. All costs and maintenance would be the responsibility of the participating residents, a model similar to that of the Shed & Dumpster Club and the Horse Owners including initiation fees and annual membership fees. Formal operating rules would be developed. The Board requested further detailed information regarding water needs and visibility potential of nearby residents. The Board made no decision at this time, but welcomes feedback from the FCR community.

NEXT MEETING

The next FCR Board of Directors meeting will be held October 4 at 2pm at the home of Kelly Lupton.

ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 4:35 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,

Becca Steinbach

Secretary

August 23, 2011