

MINUTES

FALLS CREEK RANCH ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

December 14, 2011

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. occurred on December 14, 2011. Present were: President, Mary Ann Bryant; Treasurer, Jim Wallace; Secretary, Becca Steinbach, At Large, Kelly Lupton.

An **Executive Session** was held from 1:00-2:00 p.m. to discuss water rights. Jim McCarthy, liaison for the Board to the FCR attorney concerning water rights, gave an update on the litigation status.

The Regularly Scheduled Meeting started at 2:00 p.m. Present were the BOD members mentioned above. Also present were: Ranch Liaison Byard Peake; residents Barney Anderson, Carol and Nick Ritcher, and Kristen Anderson.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of November 9, 2011 Board meeting were approved as submitted.

2. LIAISON REPORT

Byard Peake asked members for feedback on snowplowing during recent storm. Two persons present reported the roads were plowed in a timely manner.

3. COMMITTEE REPORTS

Architectural Control Committee

No report

Beautification Committee

No report

Common Property Committee

Mary Ann reported for Jim Winzell, Chairman:

- Four grants have been received for common property mitigation.
- Project A1 has completed 4.5 acres on Falls Creek Main.
- Nine acres on Falls Creek Main thinned to 50 feet from road.
- Project 11 is on mitigation of common property land above and below FCR lots.

The downed trees can be used by residents, although firewood from common property may not leave the Ranch.

Dam Committee

No report

Firewise Ambassador

See Common Property Report

Horse Committee

The Board received the resignation of Co-Chairs, Bob and Jackie Strachan. Many thanks to the Strachans for their years of service in this role. Members Carol and Nick Ritcher reported to the Board the Committee met December 10, 2011 and discussed:

- Word changes in rules.
- Expansion of facilities to accommodate up to 10 horses.
- The priority of horse management safety.

Next FCR Board meeting, January 13, 2012, Chairman will present proposed changes in the written regulations along with a detailed description of proposed physical changes. A financing plan will be included.

A motion was made and approved by the Board via e mail for Carol Ritcher and Barney Anderson to co-chair the Horse Committee.

Lake Committee

No report

Road Committee

No report

Utilities Committee

No report

4. TREASURER'S REPORT

Jim Wallace, Chairman, reported:

- All categories under budget, except for Utilities and Board Operations.
- Consultant fees for water litigation affects Utilities and Board budget.
- Assessment letters will be sent in January.

5. OLD BUSINESS

Board discussed legal advice regarding rental covenants. The Board agrees to make no rule changes at this time. Information and legal advice will be summarized and presented at the 2012 FCR Annual Meeting for changing policy rules.

6. NEW BUSINESS

Changes made to By Laws were e mailed to residents for feedback. By Laws wording changes were made and a motion to adopt the Amended and Restated By Laws of FCRA, Inc. was duly made, seconded and approved by the Board.

7. NEXT MEETING

The next FCR Board of Directors Meeting will be held January 13, 2012 at 2:00 p.m. at the home of David Rohdy.

8. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 4:03 p.m.

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

December 14, 2011