

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

December 6, 2010

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on December 6, 2010. Present were board members: President - Mary Ann Bryant, Vice President – Jim Wallace, Treasurer – David Hardy, Asst. Treasurer/At large – Kelly Lupton.

An **Executive Session** was held from 1:00- 2:00 p.m. to discuss water rights and litigation. Former Vice –President, Jim McCarthy, was present for this session.

The **Regularly Scheduled Meeting** was called to order at 2:03 p.m. Present were BOD members mentioned above. Also present were: CPC Chairman - Jim McCarthy and Road Chairman Barry Bryant.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the October 28, 2010 meeting and Executive session were approved as amended.

2. TREASURER’S REPORT

David Hardy, Treasurer, presented an Account Balances and Profit & Loss Budget Report. His report indicated the following:

Vetra Bank Operating account	\$89,136.51
Unallocated Capital Reserve Accounts:	
IngDirect Business Savings @1.10%	\$2,317.88
CBC 12 month CD @ 1.49%	\$104,311.83 (maturing 9/25/11)
TOTAL	\$195,766.22

David reported that he is holding off on changing banks until his return in January.

3. LIAISON REPORT

Mary Ann Bryant presented a Liaison Report from Byard Peake. She reported that new water test samples for metals have been submitted to the State and results are pending, the winter dumpster lids will be installed this week, the grader has been repaired, the snow plow will be installed on the Zetor after welding repairs, the leak at well #1 has been repaired, the Ranch truck registration will be renewed, the AED’s are installed and ready.

4. COMMITTEE REPORTS

Architectural Control Committee– No report.

Beautification Committee– No Report.

Common Property Committee – Jim McCarthy, CPC Chairman, reported that the County has discontinued cost sharing on weed control and will not reimburse us for this year; the Ranch House bath project is still underway and should be done soon; the Ranch House water heater is dying and may need replacement.

Dam Committee–No Report.

Utilities Committee – Barry Bryant reported that a water sample was taken incorrectly resulting in a high reading for lead. New samples have been taken and submitted to the State. Results are pending. Russell Engineering is working on the disinfection design with objective of building the best value system possible that is simple to operate. A discussion was held regarding examining Ray's duties in relation to the water system and establishing a backup to insure all procedures are followed. The water system is very complex and there is little or no written documentation on its operation. As part of the Ranch's ongoing update of records the Board will work with the Utilities Committee to update all relevant water system information.

Road Committee – Barry Bryant, Road Chairman, reported that all equipment is ready with chains installed; the Zetor will be stationed at the stables. The Ritchers will use it to clear snow there and will assist with snow clearing at the dumpsters and mailboxes. The backhoe never was overhauled and will have to wait until spring. There are many road issues with fire safety and the Committee will be working with the Firewise committee to develop a plan for road improvements as part of the CWPP.

Lake Committee – Mary Ann Bryant presented a report from Tom Jones, Lake Committee chairman. The raft has been pulled up on the beach for the winter, all boats, canoes and kayaks have been moved from the lake area to owner's homes except Krufft's, the FCR boat and an unclaimed canoe which will be designated as FCR common property with board approval. The ground disturbed during the willow removal has been raked, seed sown and straw strewn.

CPR/AED – The AED's have been installed and are ready at wells # 1 and 3. Marge is working with Verizon to get the emergency notification system operating and is organizing a meeting of Neighborhood Responders to review procedures in an emergency. Kudos go to Marge and Bill Rebovich, Steve Gillis, Ray Smith and Kelly Lupton for their joint efforts to obtain and install the AED boxes.

Horse Committee– Mary Ann Bryant presented a report from Bob Strachan, Horse Committee chairman. Bob is seeking to resolve an issue with another member regarding reimbursement for fence repairs. Bob is also requesting that Carol and Nick Ritcher be nominated as members to the Horse Committee to replace the Autrys who have sold their horses. The Board unanimously approved this nomination for membership.

5. FIREWISE AMBASSADOR– Mary Ann Bryant presented a report from Judy Winzell, Firewise Ambassador. The CWPP (Community Wildfire Protection Plan) is being developed with input from forest service agencies, Road and Common Property Committee Chairmen, Durango Fire and Rescue personnel and Firewise personnel. A draft proposal will be presented to the Board by early Spring. The draft will be presented to the membership for review and input in the Spring before a final proposal is submitted to the CWPP program for approval.

6. OLD BUSINESS

The liability waiver for FCR volunteers was discussed once again and Jim Wallace will attempt to finalize a draft and submit to the Board for review in January prior to sending it out to committee chairs.

The FCR Board had an amicable meeting with the High Meadows Ranch (HMR) Board. It was agreed that the information that was sent to FCR members about where FCR residents can hike is valid. Snowshoeing and cross-country skiing is allowed in the HMR meadows – away from their homes. The HMR north gates are now open (end of hunting season) but will be locked again next spring and summer to deter trespassers to High Meadows. FCR will be provided with the combinations to the locks at that time to allow us access. The HMR meadows may be seeded in the spring for hay, in which case we would be requested to walk on the roads. FCR confirmed with HMR that our agreement is reciprocal – meaning they also have non-motorized recreation access to our meadows and roads.

7. NEW BUSINESS

The ACC energy policy draft was reviewed and unanimously approved and the ACC documents will be updated to incorporate such.

The Beautification Committee document was reviewed and unanimously approved.

The FCR Fire Station document was reviewed and unanimously approved. Mary Ann will follow up with DFRA to renew the lease for the Fire Station land for another 20 year term.

The FCR Fine Policy was discussed. Mary Ann presented examples of policies from other subdivisions in the area. The Board will continue discussion on this subject.

The FCR Website is undergoing reorganization by Jane Schultz to make it more user-friendly. Kudos to Jane for her work on the Ranch website.

8. NEXT MEETING

The next FCR Board of Directors meeting will be on Tuesday, January 25, 2010 at 2:00 p.m. It will be held at the home of Kelly and Jill Lupton.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 5:15 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,
Kelly Lupton
Stand in Secretary for poor Doralee
December 6, 2010