

## **MINUTES**

Falls Creek Ranch Association, Inc.

Board of Directors Meeting

Dec. 9, 2008

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on December 9, 2008. Present were BOD members: Barry Bryant, Jim McCarthy, David Hardy and Doralee Matthews. The meeting was called to order at 2:00 p.m.

### **1. Approval of Minutes**

By motion duly made, seconded and unanimously approved, the Minutes of the November 19, 2008 regular meeting and Executive Session were approved as revised.

### **2. Member/Resident Input**

Vice President McCarthy will be writing a statement of closure regarding actions taken by the BOD on a previous speeding incident/complaint presented by an FCR resident.

A request for clarification regarding the removal of firewood was presented. After discussion by the BOD on this issue, it was decided that Common Property Cmte. and a BOD member should meet and formally update a policy for the Ranch. Doralee Matthews will meet with co-chairs Jim McCarthy and Jim Wallace as well as Mary Ann Bryant in January to work on this. Progress on this update will be reported to the BOD at the January meeting.

It was suggested that a working group be created to develop a format for policy and procedural changes to assist all FCR Committees.

### **3. Committee Reports**

A report from Byard Peake, **Ranch Liaison**, was submitted for review. Drainage at the intersection of Deer Trail and Mason Cabin Rd. needs to be improved as soon as possible. After discussion and review, the culvert project was approved by a formal BOD motion and vote. VP McCarthy did not participate in the vote. The BOD will assign Byard Peake to oversee the initiation of this ranch project.

Review and discussion of changes to the **Slash Pile** occurred. Treasurer, David Hardy met with Liaison Byard Peake and later spoke with Corral Cmte. Chairperson, Bob Stachan, regarding a drainage improvement plan for this area. Ideas included trenching, changing the mowing pattern and/or creating a raised ground area of gravel over a system of PVC piping. Testing and re-evaluation of these methods will occur in the spring.

David Hardy presented results of a meeting with Byard Peake and conversations with Strachan and resident Steve Autrey. There will be a review of current corral rules and procedures. The BOD made a motion to have Hardy meet with the Corral Committee and give an update in January on the progress of any revisions to their present policies.

There is a Bay horse in the corral now that does not belong to a resident. This is in conflict with our present regulations. The Board voted to have the horse removed from ranch

property. Hardy will contact the Autrey family about this decision and they will be asked to take care of the matter.

Architectural Control Committee made a report of the antenna that is now at the Ranch house.

#### **4. Treasurers Report**

Hardy presented a copy of our account balances as of 12/07/08. The Vectra Bank Operating Acct has \$55,597.70. The Indirect Business Savings Acct. has \$90,771.87 at 2.8%. The Community Banks 12 month CD has \$50,000.00 at 3.9%.

The accounts total: \$196,369.57.

David Hardy, Treasurer, reported that there is now a \$25,000 minimum that must be kept in the Vectra Acct. to avoid service charges. He also reported that the FDIC insurance limit has been raised to \$250,000 through December 2009.

Hardy and Irby met with Casey Lynch and bookkeeper, Lisa Leinenger, on Nov. 21 to review FCR's accounting practices and procedures. Lynch suggested that FCR have the monthly Vectra operating account statements reviewed by a BOD member who is not authorized to sign checks. VP McCarthy volunteered to take this responsibility. Hardy will arrange for a copy of the monthly statements to be mailed directly from the bank to McCarthy.

Vice-President McCarthy will check with our insurance company to see what the premium is on bonding. Ray Smith and Lisa (bookkeeper) need to be bonded.

Hardy suggested that we apply for a credit card to use for Ranch purposes instead of the existing debit card. This change would provide better protection and record-keeping of financial activity.

The board had a discussion regarding FCR's assets ( i.e. trucks, graders, the Ranch house) and our Capital Reserve Fund when it comes to replacement of these assets

Hardy has the Assessment letters prepared to go out in January.

#### **5. Old Business**

Recommendations for changes to the Slash Pile were reviewed. (see previous paragraph in committee reports.)

Plans for the completion of the Procedure Manual will continue.

## **6. New Business**

There was discussion about the possible need to replace the Ranch pick-up truck. This is still being reviewed and analyzed. Presently the truck is running fine. If a major repair is needed, FCR would most likely buy a replacement truck.

The BOD will ask Peake, Ranch Mgr., to provide a snow removal plan including the general order and priority of the plowing and grading of roads.

The “Winter Driving/Roads Letter” was reviewed and some changes were made. The letter will go out to the association this week.

VP McCarthy reviewed changes made to the “Rules & Regulations regarding Use of FCRA Equipment by Association Members”. This letter provides information regarding policies and procedures. A motion was made to accept and approve this updated version – December 2008.

The board had a discussion regarding the issue of Water Usage. A letter to the membership was reviewed and revised.

## **7. Next Meeting**

The next BOD will occur on Wednesday, January 21, 2009 at 2:00. This will take place in the home of Barry and Mary Ann Bryant.

## **8. Adjournment**

At 5:00 p.m. the Executive Session and the BOD by motion duly made, seconded and unanimously approved, adjourned its regular meeting.

This document constitutes a true and correct copy of the Minutes of the meeting of the Falls Creek Ranch Association, Inc.

Doralee Matthews, Secretary  
Dec. 9, 2008