

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

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on February 10, 2015. Present were President, Tom Jones; Vice-President, Lisa Hicks; Treasurer, Sue McCarthy; Secretary, Deirdre Heine; and At Large, David Hardy. Also present were Byard Peake, Mary Ann Bryant, Larry Hansen, Lisa Eckert, Phil Boroff, Mike Hicks, Sara Carver, Eb Redford, Barbara Belanger, Steve Allen, Peggy Yotti, Les Lynch, Sandy Turner, Joe Scarpino, Jim Grizzard and Mary Grizzard.

Prior to the regularly scheduled meeting, an Executive session was held with discussion regarding a personnel issue.

1. APPROVAL OF MINUTES

A motion, duly made by David Hardy, to approve the amended Minutes of the January 13, 2015 Board Meeting was seconded and unanimously approved. The amendments are as follows: 1) The Firewise Community designation for Falls Creek Ranch has been renewed for 2014, which is done retroactively after certain criteria are met. 2) An effort will be made to improve transparency and inclusiveness by asking committee chairs to notice all FCR residents, via the FCR Secretary, any committee meeting that will involve policy level issues which will need to be brought to the board for approval.

2. LIAISON REPORT

Byard Peake reported that Ray Smith will be absent from the Ranch from February 16 through February 20 in order to update his water operator certification.

3. TREASURER'S REPORT

Sue McCarthy, Treasurer, reported:

- The Treasurer submitted financial statements for January 2015. They are on the FCR website.
- Second half of the annual assessment fees were due February 1st and will be accepted up until March 1st with no penalty. Those fees are \$1360 for unimproved lots and \$1410 for improved lots. Fees should be mailed to FCR 3650 Falls Creek Main, Durango, CO 81301.
- The component list for the Reserve Study has been completed and will be submitted to Association Reserves, Inc.
- A financial reporting work group has been established to transition to fund accounting and to ensure financial reporting is up to GAAP standards as applicable to the homeowners' association industry.
- The issue of non-ranch residents' use of our dumpsters was discussed. No Trespassing and illegal dumping signs have been posted. The La Plata County Sherriff's office is willing to work with the Ranch and will be sending extra cruisers up Hwy 205 for the next few months.
- HB 1276 (new Colorado HOA law): The FCRA collection policy has been drafted and reviewed by our attorney. It will soon be distributed to the member ship. It covers debt collection for all FCR member income.

4. COMMITTEE REPORTS

Architectural Control Committee

Mary Ann Bryant, Chairman, reported:

- There are currently 11 projects under way on the Ranch.

Beautification Committee

Nancy Wallace, Co-Chair, reported by email:

- Proposal to relocate the entrance sign onto FCR property as the entrance gardens are presently located partially on Forest Service land.
- Only 7 responses from residents who favored a locked gate at the entrance were received so this is not being pursued at this time.
- Considered priorities for the entrance: Aesthetics, security, speed control and retaining historical significance.

Common Property Committee

Phil Boroff, Chairman, reported:

Beetle Trees

- Jim Grizzard is heading an assessment team to locate and remove infested trees on common property.
- The team has inspected an estimated 50% of common property and found more than 50 infested trees
- The team anticipates having 90% of common property inspected within the next 30 days.
- The team is working on details to have infested trees cut down and removed. This work needs to be completed before the beetles resume activity around May.
- The team will seek board release of an email to request individuals inspect their properties or request help to do so within the next 60 days.
- Within 60 days, the team will present executable prevention options to the board.

Dam Committee

Mike Hicks, Chairman, reported:

- The reservoir level is currently 8.0 feet below full.
- No calls are in place.
- Spillway diversion – Invoice was received from Davis Engineering. Cost was higher than estimated due to the redesign and the on-site engineer construction visits required by the CDWR Denver based Dam Safety Engineer but was within budget.

Firewise

Sara Carver, Chairman, reported:

- The Steven's Grant continues to make good progress helped in part by the mild weather. This work will be completed in the next month or so except for steeper slopes where the slash can't be removed until spring.
- The Watershed Project (using the second of our two Firewise grants), for mitigating 21 acres along the Dyke Canyon drainage will begin when most of the Steven's Grant is completed.
- Extra Firewood - The grant projects are generating more firewood than the residents want. Suggestions for the excess firewood are welcome.
- The slash pile is shrinking with the continued use of the air curtain burner by the Contractor's crew.
- Residents are reminded the Contractor is willing and available to speak with them upon request. Sara Carver has talked with many residents and is available to answer questions.

Horse Committee

Lisa Eckert, Chairman reported:

- The Rules and Regulations document has been revised and the members of the Horse Committee met with Mary Ann Bryant and Lisa Hicks on January 28th, 2015 to make final revisions.

Upon a motion duly made by David Hardy and seconded by Sue McCarthy, the Board of Directors voted to amend the proposed Horse Corral Rules: 1) to require that the Horse Committee include at least two FCR members who are not horse owners, and 2) to also specify the common property trails which may be used by horses, per recommendations from the Horse Committee. And further, that the proposed Horse Committee Rules, as amended, shall be submitted to FCR counsel as approved by the BOD, contingent upon her legal analysis. Additional comments and suggestions by a FCR member are also to be provided for counsel's consideration.

Lake Committee

Barbara Belanger, Chairman, reported:

- The Lake Committee is looking for additional members.
- A new ladder is needed for the raft.
- Water craft inventory will be updated before summer. Lake Committee to issue boat stickers.
- A request for \$1000 was made for 4 truckloads of sand and a day of Ray's time to repair damage from runoff from FCR Main into the boat storage area.
- Possible solutions to redirect future run off were discussed.
- Removal of lumber and trash from the dog beach is needed.

Road Committee

Barry Bryant, Chairman, sent in his report:

- Traffic direction arrows have been installed at the Rockridge and Starwood intersection.
- The Road Committee will soon begin planning for this year's application of Mag Chloride to control dust on the main roads.
- Residents on any cul-de-sac roads who are interested in having their roads treated can do so at their own cost. They need to contact Barry Bryant no later than March 1st. Costs will be based on road length and application rate and can be in the range of \$1000 per road. Cost must be paid to the Treasurer in advance of the work.

Utilities Committee

Eb Redford, Chairman, reported:

Lower Tank Leak Repair and Upper/Lower Tank Inspections:

- The Marine Diving Services Company was onsite January 15th to conduct work on the Upper and Lower water tanks. For the Lower tank they repaired a leak, cleaned out tank bottom debris and conducted a video inspection of the inside and visual inspection of the outside. For the Upper tank they cleaned out the tank bottom debris and conducted a video inspection of the inside and visual inspection of the outside. This work cost approximately \$3000.
- A tank inspection report was received and reviewed. In general the tank insides are in good condition. However, there is corrosion of inside bottom bolts/nuts on both tanks that will require repair. The upper tank has some side wall damage due to ice buildup scraping the walls as the ice moves up and down during the winter. A water mixing device is needed to solve this problem. Both tanks will require sand blasting and repainting at some point in the future. This work can be done with full tanks.

Well #4

- Brooks Well Service was onsite January 23rd to pull the existing 10HP pump/motor and replace it with the old 3 HP pump removed from well-2.
- Brooks Well Service completed pump control box wiring and started the pump without issues.
- The two week pumping cycle was resumed on February 5th. The pumping will stop on February 16th.
- Water samples will be taken and sent to Green Analytical Labs for testing to include hardness, TDS (total dissolved solids), iron, sulphate, calcium and magnesium. Based on the final lab results, the Utility Committee will consider next steps. In the meantime we purchased a field grade tester for Iron and Hardness to use during the two week pumping cycle to see if any changes are occurring. Initial results show high TDS, hardness and iron similar to results obtained back in 2003 and 2013.

Well #2 Rehabilitation and Pump Replacement

- On January 26th, a sand pump was lowered into the hole to clean and remove debris at the bottom of the bore/well hole. The new 2hp pump and pipe pump string was installed. All new parts were chlorinated and the well was flushed until the water was running clear.
- On January 27th, the new pump was put back into production.

Animas Water Connection Study

- A proposal to conduct a Feasibility Study for this project was received from Davis Engineering. It is under review by the Utility Committee.

Water Billing System

- The Board is still considering a late payment fee structure. The Treasurer was provided information on the various late fee options supported by the water billing system.
- Well water levels are slightly below 2013 and 10 ft below 2012. The lack of snow is of concern for spring aquifer re-charge. Unless something changes, spring/summer outside watering will have to be restricted.

5. OLD BUSINESS

The Board of Directors is in the process of more fully describing the home rental policy at Falls Creek Ranch. Owners are reminded that our Covenant 11 requires a copy of any executed lease/rental agreement be submitted to the Board on or before the commencement of the lease.

6. NEW BUSINESS

No new business was discussed.

7. NEXT MEETING

The next FCR Board of Directors Meeting will be held on Thursday, March 12, 2015 at the home of David Hardy.

8. ADJOURNMENT

The Board, by motion duly made by David Hardy, seconded and unanimously approved, adjourned the regular meeting at 9:30 p.m.

This document constitutes a true and correct copy of the minutes of the Board of Directors Meeting of the Falls Creeks Ranch Association, Inc.

Respectively submitted,

Deirdre Heine
Secretary
February 10, 2015

