

**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 23, 2016 at the home of Larry Hansen. Present were President, Jim McCarthy; Vice-President, Mike McQuinn; Treasurer, Larry Hansen; At Large, Peggy Yotti and Secretary, Deirdre Heine. Also present were Eb Redford, Phil Boroff and Joe Scarpino.

**1. APPROVAL OF MINUTES**

A motion, duly made by Mike McQuinn, to approve the minutes of the January 19, 2016 Board of Directors Meeting was seconded and unanimously approved.

**3. APPROVAL OF AGENDA**

Jim McCarthy added one issue to the Agenda: Excess firewood at slash pile.

**4. LIAISON REPORT**

Scott Southworth reported via email:

This week our ranch manager, Ray, will service and change the cutting blades on the road grader and get ready for mud season. Most of the last month we were moving snow and concerned that the roads were getting narrow. Ray will use the grader to work out the washboard, fill potholes and clean up the roads. We have a lot of moisture and along with traffic and spring like temperatures, the roads are expected to be rough.

The new backhoe has proved capable and was used extensively during snow cleanup. It also came in handy when road grader blew a tire working on the north end of the ranch. In addition, a special thanks to residents who worked to keep fire hydrants clear of snow this winter.

Work on the water system takes more time when there is a lot of snow. In addition to collecting and submitting water samples to the Department of Health and working on the FCR Consumer Confidence Report, Ray kept solar panels, generators, storage tanks and treatment facilities free of snow and ice.

Next week we will visit with Road Chairman, Ed Kileen, to make a plan for the roads and begin transition of Ranch equipment to summer use.

### 3. TREASURER'S REPORT

Larry Hansen, Treasurer, reported:

- Action on the Accounting and Budgeting Policy and Procedures Manual is delayed until the March BOD meeting.
- There's been no significant change from the budget update presented at the January BOD meeting in the projected fiscal year end cash balances.
- The January 31, 2016 financial report was approved by the Board and will be uploaded to the website.
- Past due accounts: One member (unimproved lot) has not paid this year's HOA dues and is seven months behind on paying water invoice billings.
- The CCIOA HOA registration has been renewed with the Designated Agent being changed from Tom Jones to Larry Hansen.

### 4. COMMITTEE REPORTS

#### Fire Wise Ambassador

Paulette Church reported via email:

- **Air Curtain Burner Grant Update**

The Wildfire Risk Reduction Grant did not receive full funding for 2016. This means we might not get the grant. The WRRG Program does expect to receive another installment of funding in early April so there is a chance we will receive our grant money at that time, or be on the top of the list in 2017.

- **Grant for Trimming Along Falls Creek Main**

This grant is fully funded and the paperwork was submitted in late January by Firewise of Southwest Colorado on our behalf. It will take about 30 days to get the grant authorization.

- **Firewise Annual Meeting April 16<sup>th</sup>**

Our invitations to participate in this event from 10:00 a.m. until noon have been received by Kent Grant, District Forester of Colorado State Forest Service; County Commissioner Julie Westendorff, Scott Davis from Durango Fire and Rescue who will bring a unit to demonstrate fire extinguisher use and will update us on the fire season outlook; two executives from Firewise of Southwest Colorado and perhaps one City Councilor. FCR resident Judy Winzell will also be there so we can recognize her and the national Firewise Pioneer Award she received.

- **Possible Firewise Grant for Compostable Leaf Bag:**

The deadline to apply is February 28<sup>th</sup>, so we should hear in March. Many FCR residents have voted for our project and many forwarded the request to vote to family and friends.

- **Christmas Tree Harvest Report Presented to Firewise Ambassadors**

Paulette gave a 20 minute presentation on our Christmas Tree Harvest at the January Firewise meeting. The other homeowners' group that presented had cut down and burned all of their white

fir trees and others were planning to do the same. There was a good deal of interest in how we are carefully harvesting ours to create a great Firewise family event while maintaining fire mitigation standards.

- **Weed Control**

Sandy Turner and Paulette are working together to plan for funding of noxious weed removal and to create some awareness activities. A few years ago we had a contest for youth on the ranch where they harvested the heads from Canada Thistle and turned in their harvest for small prizes. Paulette and Sandy are open to suggestions that would involve residents in taking care of weeds on their lot and encourage them to help on common property.

Architectural Control Committee

No new business

Beautification Committee

No new business

Common Property

Phil Boroff, Chairman, reported:

- Phil has obtained a burn permit for the slash pile and is awaiting for the Fire Department to set up a time to monitor the burn.
- Trimming along Fall Creek Main will beginning as soon as weather permits.
- A reminder that beetle tree inspection time is here.

Dam Committee

No new business

Horse Committee

No new business.

Lake Committee

No new business

Road Committee

No report submitted

Utilities Committee

Eb Redford, Chairman, reported:

- **AWC/FCR Water Systems Connection Project**

We are still awaiting information regarding pipeline easement possibilities with property owners along CO 203. No other activity has occurred on this project since previous meetings with the Forest Service and the Church Camp regarding pipeline easements.

- **Upper Water Tank Issues**

Warmer weather has helped with the freezing issue. Eb is researching costs to convert to street power from solar power.

## **5. OLD BUSINESS**

### **Website Project**

1. Due to Bobbie Baird's work commitments, and her endorsement and approval, Larry Hansen has taken over as lead on the project.
2. It is recommended that a "Website Content Administrator" volunteer position be formally created and approved by the board. This person would be responsible for uploading all documents to the website to assure consistent naming and dating conventions, proper location placement and monitor website for outdated content that needs updating. This will help free up the Webmaster to concentrate limited volunteer time on website administration and security.
3. A sub-domain work site (mirror copy of FCR website) has been set up to make changes without affecting the real website. There will be a review and comment period for board and committee chairs when there is enough done to review and comment on.
4. A motion was made by Jim McCarthy to name Larry Hansen as the Website Content Administrator. The motion was seconded by Mike McQuinn and unanimously approved.

### **Home Rental Policy**

Mike McQuinn is continuing to work on creating a survey for membership input.

## **6. NEW BUSINESS**

Jim McCarthy informed the Board that the Navajo Nation, through the Rotary Club, will be collecting the excess firewood from the slash pile and those piles still left along the side of Falls Creek Main.

## **7. NEXT MEETING**

The next Falls Creek Ranch Board of Directors meeting will be held on Tuesday, March 15, 2016 at 6:00 p.m. at the home of Deirdre Heine.

## **8. ADJOURNMENT**

The Board, by motion duly made by Deirdre Heine, seconded and unanimously approved, adjourned the regular meeting at 8:35 p.m.

## **9. EXECUTIVE SESSION**

An executive session was held to discuss a matter the disclosure of which would constitute an unwarranted invasion of individual privacy. CCIOA C.R.S. 38-33.3-308 (2.5) (a) 4(e)

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 23, 2016