

MINUTES

FALLS CREEK RANCH ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

February 24, 2010

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on February 24, 2010. Present were BOD members:

President – John Ritchey, Vice President – Jim Wallace, Treasurer – David Hardy , At Large/Asst. Treasurer – Mary Ann Bryant and Secretary – Doralee Matthews.

An **Executive Session** was held from 7:00 p.m. – 8:00 p.m. to discuss water rights and litigation. Former Vice President, Jim McCarthy, was present at this session.

The regularly scheduled meeting started at 8:00 p.m.. Present were BOD members listed above. Also present were: Lake Co-Chairmen – Robin Southworth and Ceci McQuinn, Lake Committee members – Tom Jones and Barbara Belanger, and residents Steve Allen, Sara Carver, Doug Parmentier, David Rohdy, Glennie Ritchey and Utilities Co-Chairman

Don Southworth.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the January 26, 2010 meeting and Executive Session were approved as submitted.

2. COMMITTEE REPORTS

FCR Lake

Discussion regarding Rules & Regulations for FCR Lake occurred between residents and the Board. Common themes of concern are: Over-crowdedness, lack of regulations/self-regulation, lack of compliance with FCR stickers as well as guest passes, limited parking, large group gatherings, trespassers, liability, a “quiet zone” and the interference of members’ rights regarding their personal styles of lake enjoyment. (Covenants 22 & 26) Opinions were expressed and possible solutions were suggested. The Lake Co-Chairs were invited to provide their ideas to the BOD regarding how to address these major issues. Doralee Matthews and Mary Ann Bryant, as representatives of the BOD, agreed to take the recommendations from the Lake Committee, Member recommendations, and comments from the full Board and prepare a draft set of rules and regulations for further consideration by the entire BOD.

At 10:30, the Lake Committee discussion ended and all non-board members left the meeting.

CPC – No report at this time

Liaison – No report at this time

Beautification Committee – No report at this time

Road Committee – Chairman Barry Bryant submitted a written report on the current status of the roads. All roads are open although still narrow in spots. The grader is running fine, but one of the cutting edges on the big orange plow has broken.

Ranch Mgr., Ray Smith, will fabricate a replacement. Bryant confirmed with Sky Ute Sand and Gravel that they have a payloader available for \$150.00/hour same as Triple Crown. It is not foreseen to bring in rental equipment at this time. Bryant has drafted a “Road Committee and Regulations Document” which is currently under review by Committee Members. When complete, it will be submitted to the BOD for review, possible changes and adoption.

ACC – Co-Chair Mary Ann Bryant reported that there is no new activity at this time.

Utilities and Dam – It was reported that Clyde Church will be making preparations for the annual spring run-off and the lowering of the lake.

There was no report from the **Firewise Ambassadors**.

4. TREASURER REPORT

David Hardy presented the February Profit & Loss Statement as well as an updated Account Balances Report. As of February 23, the account totals are as follows:

Vectra Bank Operating Account - \$94,855.56

Unallocated Capital Reserve Accounts:

IngDirect Business Savings @ 1.00%	\$67,126.89
CBC 12 month CD @ 2.18%	\$ 101,948.99 (maturing 9/25/10)

These total: \$263,931.44

5. OLD BUSINESS

Jim Wallace and David Hardy reported that the Insurance Policy through Moffit Agency is current and appropriate.

Discussion regarding the drafting of a volunteer release waiver took place. Release waivers (Hold-harmless agreements) for members hosting parties on FCR Common property were discussed as well. Members of the Board will further research this issue and report to the BOD at the March meeting.

Mary Ann presented an updated CPC Rules & Regulations document to the Board for review and adoption. Comments and revisions will be communicated to Mary Ann and Doralee. Horse & Corral Rules/Regulation updates are being reviewed and rewritten by Co-Chairmen Jackie and Bob Strachan. When completed, these will be reviewed by the BOD for adoption.

FCR Irrigation plan was discussed. David Hardy will contact Jim McCarthy (former V.P.) to gather information regarding FCR's control over irrigation of the lower meadow.

6. NEW BUSINESS

Updating the need for Hold Harmless Agreements for users of the FCR Lake groups was discussed. Decisions will be finalized as more information is gathered.

7. NEXT MEETING

The next regularly scheduled BOD meeting will occur on Monday, March 22, 2010 at 2:00 p.m. in the home of Nancy and Jim Wallace.

At 11:15 p.m., the Board, by motion duly made, seconded and unanimously approved, adjourned.

This document constitutes a true and correct copy of the Minutes of the February 24, 2010 meeting of the Falls Creek Ranch Association, Inc.

Respectfully Submitted,
Doralee Matthews
Secretary