

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

February 25, 2013

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on February 25, 2013. Present were: President, David Rohdy; Vice-President, Kelly Lupton; At Large, Clyde Church; and Secretary, Becca Steinbach.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the January 7, 2013 Board Meeting were approved and submitted.

2. LIAISON REPORT

Byard Peake, Liaison, sent the following report from Ray Smith to via email: During the past work period tasks performed have been:

- Plowed snow
- Road Maintenances
- Serviced equipment
- Worked on portable generator for the water disinfection system
- Provided State-mandated water data to CDPHE (Colorado Department of Public Health and Environment) data

Tasks performed:

Plowed snow for several storms during the last part of January through February. Wiped out some washboard mid-February on FCR Main from front entrance to Snowshoe Lane. Serviced the road grader, backhoe and Zetor. Talked with Desert Mountain on mag chloride, they wish to know if we can place order for it to be applied by late April. They were advised the subject will be brought to FCR Board, however, did not see any reason at the time indicating we could not accommodate their request.

Upcoming tasks:

- Complete CCR's
- Begin dis-infection program
- Update system monitoring plan, inventory sheet, and data collection
- Repair meter read out at the Autry residence.

Ray Smith
FCR Caretaker
February 25, 2013

3. COMMITTEE REPORTS

Architectural Control Committee

No Report

Beautification Committee

No Report

Common Property Committee/FireWise

No Report

Dam Committee

No Report

Horse Committee

No Report

Lake Committee

No Report

Road Committee

No Report

Utilities Committee

Eb Redford, Co-chair, reported via email:

PWT Project

All of the building piping including the Chlorine Bleach metering pump systems are installed. The bleach pumps have been programmed, calibrated and tested using water.

We anticipate starting testing with production bleach solutions sometime the week of 4 March after I return. We have several preliminary tasks to complete before this testing phase begins. These include acquiring/installing emergency eye wash equipment, MSDS information and warning labels re: the presence of Chlorine inside the building.

Greg Andrulis with Russell Engineering met with Gil Davidson and Eb Redford on Friday 2/22/13 for a final engineering certification of construction completion per the previously submitted system design plans and submitted the certification to the CO state water control board engineering group. The systems are officially authorized to commence disinfection s\using a sodium hypochlorite (Clorox bleach) and water solution. The bleach is a 6.5% concentration

+solution which is then mixed with two parts water to one part bleach for the final diluted concentration used for the disinfection process.

Some additional SCADA programming remains to be implemented. Eb Redford is working to develop the programming specifications for our SCADA support company (Timber Line Electric) to implement. This should be completed over the next several weeks. The programming relates to new temperature sensors, bleach tank level switches and corresponding alarms plus intrusion detection devices installed for each of the building doors.

Most of the project expenses have been paid with some small items yet to be processed. Some funds will be held in reserve to pay for road base and gravel cover for the building entrance roads. This road work is scheduled for completion this spring after the large mud piles have dried out and the surface smoothed out.

We would like to invite the Board members for a tour of the new water treatment facilities. Let us know if/when you would like an overview tour. Perhaps a membership tour can be arranged this spring or as part of the annual meeting if there is any interest. A tour would have to be in small groups as the small buildings won't hold many people.

Well-2 Water Level Issues

The water level in Well-2 has remained at the 30 ft level since last fall. However, the level draw down when the pump turns on has drastically increased over the last few weeks.

The pump has been shut down several times by the SCADA system due to lack of water level above the pump inlet. (Which means Eb gets alarm alerts in the middle of the night!)

Therefore, Eb has modified the run schedule for this well to allow the pump to run any time during a 24 hour day. This implies greater electricity use since off peak hours are set by LPEA as 11PM to 7AM. However, the pump can't run for 3-4 hours during the night without the well running out of water. So, now the pump runs for shorter durations throughout the day and night as needed to keep the upper tank filled. Hopefully, we will get some good well aquifer re-charge this spring. If not, the ranch will be forced to start transferring water from the lower system to the upper system via the new transfer pump. This transfer process is not automated & will require additional effort by the water operator. The Ranch may also be forced into greater water usage restrictions. Let's hope for more snow this winter and a wet spring!!

TREASURER'S REPORT

The FCR Board reviewed the following information submitted via email by Jill Badalati, Treasurer:

The Board reviewed the YTD Budget P&L and gave preliminary approval to post the P&L to the FCR website after David communicates with Jill regarding some questions he has.

Second Half Assessments still remaining to be paid are \$43,850.

Bank of the San Juans operating account balance as of 2/25/13 is \$114,430.36.

5. OLD BUSINESS

The Board reviewed a draft document which contains the remaining State-mandated Governance Policies required by CCIOA (Colorado Common Interest Ownership Act). The following Governance Policies are contained in this document:

1. Dispute Resolution Policy (adopted June 19, 2012)
2. Investment of Reserve Funds
3. Establishment of Reserve Funds
4. Collection of Unpaid Assessments
5. Adoption and Amendment of Policies
6. Inspection and Copying of Records
7. Board Member Conflicts of Interest
8. Conduct of Meetings

Kelly moved to formally adopt the “Falls Creek Ranch Association, Inc. Governance Policies” dated February 25, 2013. Clyde seconded and all approved the adoption of this document and the Governance Policies contained therein. The document will be posted on the Falls Creek Ranch website located under the “Governing Documents” tab.

Scott Sholes, Dir. EMS La Plata County, will be invited to the next Board meeting to inform the Board about a First Responder class to help with the AED process.

6. NEW BUSINESS

- The Board discussed an issue regarding a resident who has been operating an ATV on Ranch roads recently. The Board unanimously agreed to inform this resident that operating an ATV anywhere on the Ranch is prohibited by our Covenants and ask that this resident cease this activity immediately. David Rohdy will follow-up directly with the resident in question.
- The updated FCR Insurance Policy Summary will be submitted to the FCR website
- The Board is seeking an interested person to serve on the FCR Board, as Kelly Lupton will be leaving the Board this summer.

7. UPCOMING PROJECTS

The Turner Reservoir Operating Protocol will be discussed at a future meeting when Dam Chairman Mike Hicks can be in attendance.

The process for beginning the development of the FCR Budget for fiscal year 2013-2014 will be discussed at the next Board Meeting.

8. NEXT MEETING

The next FCR Board of Directors Meeting will be held Wednesday, March 27 at the home of David Rohdy at 6:00pm.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the regular meeting at 7:25pm.

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

Respectfully submitted,
Becca Steinbach
Secretary
February 25, 2013