

****NOTE**** Each of the FCR Board members will be unavailable at various times over the next month. If you do not receive a reply after your first call, try another member.

MINUTES
Falls Creek Ranch Association, Inc.
Board of Directors Meeting
February 7, 2008

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., (FCRA) Board of Directors (BOD) occurred on February 7, 2008. (Note: after the January 16, 2008, meeting the BOD, by unanimous agreement, changed the meeting date set at that meeting as February 6, 2008, to February 7, 2008.) Present were Board members Barry Bryant, Mary Irby, Jim McCarthy, and Eb Redford. Board member Gale Marinelli was absent. Also present for portions of the meeting were: Doug Parmentier, Ranch Liaison; Byard Peake, FCRA member and FireWise Ambassador; and Glenn Sears, acting Roads Committee chair. The meeting was called to order at 7:02 PM.

1. Approval of Minutes.

By motion duly made, seconded, and unanimously approved, the Minutes of the January 16, 2008, meeting were approved as submitted.

2. Member/Resident Input.

After discussion, by motion duly made, seconded, and unanimously approved, the BOD approved a request by FCRA member Byard Peake to allow him to purchase not less than 1 hour of front end loader and operator time at \$150.00 per hour to remove snow banks from his driveway he could otherwise not remove.

3. Committee Reports. Treasurer Irby and Ranch Liaison Parmentier submitted written reports.

Ranch Liaison Parmentier reported that the grader will be out of service for at least the next week while replacement parts are located and installed. FCRA member Tom Arland facilitated leasing a front end loader from the Southern Ute Tribe to clear roads and cul-de-sacs. Mr. Parmentier confirmed his intent to resign as Ranch Liaison after 5 years of service. The BOD expressed its appreciation and thanks to Doug for his valued assistance.

Ambassador Peake highlighted the need for clear, reflective street numbers posted at each residence by citing the fact that 70% of all Durango Fire and Rescue calls are health related. Research regarding the best alternative evacuation routes from FCR is ongoing. In coordination with the Common Property Committee, Ambassador Peake and President Bryant will submit an application on behalf of FCRA for Southwest Conservation Corps assistance--chipper and personnel--in removing slash.

Acting Roads Committee chair Glenn Sears reported many FCRA residents have

pitched in to help with snow removal during the recent heavy snow falls and expressed his appreciation to everyone who helped. The front end loader leased from the Southern Ute Tribe will start work as soon as possible. Acting chair Sears will research the possibility of leasing a commercial snow blower or purchasing a snow blower attachment for one of the FCRA tractors to be used to widen the Forest Service Road. The BOD thanked Mr. Sears for his extraordinary efforts during a difficult winter season.

Eb Redford on behalf of the Utilities/Dam/Lake Committee reported discussions are ongoing with LPEA regarding the easement LPEA has requested to provide supplemental electrical service to FCRA, High Meadows, and other properties. The BOD noted the request for an easement was initiated by LPEA to fulfill its obligation to supply adequate electrical service to LPEA customers served by the easement. Negotiations with the owner of the Baptist Church Camp and other land owners served by the easement are the responsibility of LPEA.

The BOD asked Mr. Redford to have the Utilities/Dam/Lake Committee begin planning for the possibility of heavy run off when the snowmelt takes place.

4. Treasurer's Report.

Treasurer Irby reported that as of February 7, 2008, the balances in the FCRA accounts were: Operating Account, \$86,783.43; and, Capital Account, \$106,981.85. Thirty-nine (39) second installments of the 07/08 assessment remain unpaid.

After discussion, by motion duly made, seconded, and unanimously approved, the BOD approved retaining attorney David Kirkpatrick to handle delinquent assessments.

The Treasurer noted work on the '08/'09 FCRA budget will begin in April, 2008.

5. Old Business.

Secretary McCarthy reported the general liability policy and the D&O policy applications are being reviewed by the underwriters. In the interim, coverage will be bound at existing rates.

President Bryant led a discussion of management issues including complying with Colorado Home Owner Associations (HOA) requirements. The BOD discussed hiring a HOA management firm. President Bryant noted increasing difficulty in recruiting FCRA members and ranch residents to assist in operating the Association. Work continues on the FCRA procedures manual and establishing an appropriate charge for use of FCRA equipment.

6. Next Board Meeting: March 12, 2008, 7:00PM at the Bryants.

7. Adjournment.

By motion duly made, seconded, and unanimously approved, the BOD adjourned the regular meeting adjourned at 9:20 PM and reconvened in executive session to consider pending litigation and personnel issues. At 10:25 PM the BOD by motion duly made,

seconded, and unanimously approved adjourned the executive session.

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

Jim McCarthy, Secretary

March 17, 2008