

Board of Directors, Falls Creek Ranch Assn., Inc.

MINUTES, February 8, 2007

Present were Board members Susan Ruggera, Mary Irby, Eb Redford, Gale Marinelli, and Barry Bryant. Also present were Common Property Committee Co-Chair Jim Wallace, Ranch Liaison Doug Parmentier, Utility Committee Co-Chair Don Southworth, Road Committee Chair Steve Dowler, Beautification Committee Co-Chair Nancy Wallace, and FireWise representative Byard Peake.

Liaison Report

Doug Parmentier reviewed the current operator log received from Ray Smith. During January Ray plowed and sanded roads, met with the Road Chair to plan road maintenance, assisted with replacement of the Well #2 transducer, installed locking capabilities for well meter pits #1, #2, & #3, and compiled data for the Consumer Confidence Report (annual FCR water system report). Ray also inventoried all Ranch equipment and identified items requiring repair or extended maintenance as part of the annual budgeting process.

Ray also received and prepped a used wheel that can be used for the grader as a spare, to eliminate down time whenever the grader has a flat (typical during snowstorms). In addition, 6 new replacement tires have been ordered for the grader.

COMMITTEE REPORTS

Architectural Committee

Mike McQuinn reported that the updated Falls Creek Ranch Correction Plat project will be completed soon. The next ACC meeting is scheduled for February 14, 8:30AM at Kathy Redford's house.

Common Property Committee

The CPC and Board followed-up on a complaint of barking dogs and dogs running loose, which could result in a future call to County Animal Control. The Board again implores all pet owners to be responsible for their animals, be considerate of neighbors, and act in accordance with the intent of our mutually-agreed covenants.

Byard Peake reported that it appears the locks on our fire exit road gates are being stolen by someone who knows the lock combination (\$35 locks). It will be necessary to replace the locks and change the combination. A separate notification to residents will be sent when these are in place.

Roads Committee

Steve Dowler reported that roads are in good shape but have begun to develop some potholing due to the recent thaw. He and Ray will monitor the roads and blade selected areas as weather permits.

Steve also developed a 2007 roads maintenance plan that includes gravel, culverts, and other actions. Steve will also investigate use of a compactor as means to further harden road surfaces.

The Forest Service has re-issued the preliminary Environmental Assessment for the transfer of the FS Road to the County. Comments on the proposal are due to the Forest Service by February 28.

Lake & Dam Committee

There was no Lake Committee report this month.

Utilities Committee

Eb Redford, John Ritchey and Clyde Church continue to work with Ed Zink regarding his objection to our application for increased water rights. The group is working towards a mutually acceptable lake operating agreement that includes better methods to measure lake levels and outflows, improved methods to predict snowmelt and lake inflows and protecting lake levels based on federal agency drought predictions and recent regional rainfall statistics. The March 2007 Water Court trial date has been postponed to November 2007 to allow the parties more time to reach a consensus operating agreement. Eb also reported that Clyde Church is working to update the lake emergency plan that will function in concert with the proposed operating agreement.

Eb further reported that we have recently received a request from the LaPlata Electric Association to install a second power feed to the Ranch. Basically this would be an electric cable buried under the church camp fire exit road which would tie into the Ranch electric grid near Mason Cabin road. Eb and the Board have several questions regarding this request, which he will follow-up with the LPEA engineering consultant.

Eb also reported that, during all future underground utility excavation work in the vicinity of buried electric feeders, FCR will request that power be turned off during the work (may result in short local power outages); this is a safety action to protect Ray and others who may be working near otherwise live high voltage power lines.

Don Southworth reported that there have been no water line breaks yet this season due to freezing. He also reported that water supply has been shut off to lot # 50 at the owner's request.

Horse and Corral Committee

There was no report for this month.

Beautification Committee:

The Board reviewed the Beautification Committee's preliminary plan for 2007 work. Funds for this work will be added to the budget but may not be released until we have clear direction from the County Road department regarding engineering plans for the 'planting circle' area located on Forest Service land near the Ranch entrance. Steve Dowler will follow-up with the County.

Old Business

Eb Redford reported that he has obtained a new domain name and webhosting service for the Ranch website. This cuts website expense by over 50% while providing greater functionality. The new website address, username, and password will soon be sent to residents in separate notices.

Gale Marinelli will work with Glennie Ritchey to update Ranch documents and the newcomer packet. The goal is to update all documents and related indexes to insure that written and electronic versions are identical.

New Business

Byard Peake discussed a Wall Street Journal article regarding the potential tax benefits of conservation easements. He and Jack Irby will make a preliminary analysis of the potential applicability and benefits for the Ranch for future presentation to the Board.

Due to travel and personnel availability, the Board plans to start the annual budget process in March.

TREASURER'S REPORT

Mary Irby will soon be contacting all Committee Chairs to begin the annual budgeting process.

The chart below shows cash on hand.

1010 Special Bank Acct-F.S. 3679	\$4524.72
1020 CD 22277 (matures 5/29/07)	545.02

1300 Vectra Bank Op Acct 5137	86,444.62
Total Operating	\$91,514.36
1310 Vectra Bank Cap Acct 5145	24,441.74
1210 Vanguard Cap. Acct. 8313	41,870.19
Total Capital	\$66,311.93
Grand Total	\$157,826.29

Residents are reminded that second-half assessments are due by February 1, 2007 (for those who did not already pay in full). Reminder letters have been sent out.

The next Board meeting was scheduled for March 8, 2007 at the home of Gale Marinelli.

Respectfully submitted,
Barry Bryant, Secretary