

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

A regular meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on January 10, 2018 at the home of Jim McCarthy. Present were President, Jim McCarthy; Vice President, Mike McQuinn; Treasurer, Robin Lucie; Member at Large, Peggy Yotti Lynch; and Secretary, Susan Morton.

Also present were: Les Lynch, Joan Heil, Steve Dowler, Gale Marinelli, Leslie Seehuus, Warren Seehuus, Michael Morton, Paula Mills, Randal McKown, Chris Heine, Mindy Self, Byard Peake, Lisa Hicks, Mike Hicks, David Hardy, Terry Greiner, Bob Strachan, Mary Ann Bryant, Barry Bryant, Steve Allen, Doug McCarthy, Joe Scarpino, Susan Scarpino, and Jim McCarthy (Deer Trail).

1. APPROVAL OF MINUTES

A motion, duly made to approve the minutes of the November 29, 2017 Board of Directors meeting, was seconded and unanimously approved.

2. APPROVAL OF AGENDA

The agenda, with the addition of a Utilities Report by Mike Hicks, was unanimously approved.

3. OLD BUSINESS (moved to the first of the Agenda for this special meeting)

Lot Transfer Discussion –

Jim McCarthy spent some time giving a history of the request by a long-time lot owner to transfer the existing lot to another lot location which included the facts that the Association attorney had been consulted and that all four adjacent lot owners have agreed to the proposed change in writing. Jim also mentioned that should this issue be put to the Membership for a vote, that the vote would require 67 lots approving in order to pass.

Jim then introduced the lot owner to the group and he talked about his family's history at Falls Creek and about their needs regarding the lot transfer. (Membership – note that the original, detailed request by the lot owners was sent out to the Membership as an attachment to the 10/17/17 Board Meeting Minutes on 11/2/17).

The floor was then opened up for input from membership and included direct speaking time for: Gale Marinelli, Leslie Seehuus, Paula Mills, Chris Heine, Byard Peake, Bob Strachan, Mary Ann Bryant, Barry Bryant, Steve Allen, Doug McCarthy, and Jim McCarthy (Deer Trail).

The speakers voiced opinions both in support of and opposition to the proposed change. Jim McCarthy wrapped up this part of the agenda by thanking those that came to provide input and letting them know the Board would take the input given at the meeting and the other emails,

phone calls, and conversations that have taken place under advisement as the Board moves forward towards a decision.

All members left the meeting at this point except the Board and Mike Hicks who had a further agenda item to speak to. The Board briefly discussed the lot transfer issue and then moved on to the rest of the agenda.

4. LIAISON/SUPERVISOR REPORT

No report.

5. TREASURER'S REPORT

Robin Lucie provided updates on the status of assessments; all assessments have been collected except for one resident. Statements will go out next week.

6. COMMITTEE REPORTS

Fire Wise Ambassador - Paulette Church submitted the following report via email:

- Volunteer hours donated by FCR residents, supporters, and neighbors:
 - 3,520 hours = \$91,344 value
- Volunteer hours donated by FCR Firewise ambassador:
 - 384 hours = \$9,965 value
- Colorado 2016 DNR Grants Received:
 - Capacity - \$20,600
 - Fire Mitigation/Healthy Forest - \$20,000
- Falls Creek Ranch HOA funds for 25% match: \$10,900
- FCR homeowners spent additional funds = \$58,861
- FireWise of SW Colorado funded sawyers = \$1,760
- FireWise of SW Colorado Chipper Rebate = \$1,315
- TOTAL INVESTMENT 2017 = \$216,056
 - Per Resident= \$915.49

- New Firewise equipment in 2017:
 - 14 ft. hydraulic lift dump trailer
 - Kabota diesel RTV with hydraulic lift bed
 - DR 25 HP offset brush mower with 48" deck
 - Stihl professional chainsaw, 28" bar
 - 6 sets of sawyer safety gear for volunteers
 - Large first aid kit plus military trauma kit
 - 4 digital UHF commercial radios donated by Mock/Clark Family to FCR FireWise

- Accomplishments:
 - Treated 33 acres with new equipment, DNR grant, FCR HOA funds, and volunteers
 - Treated additional 31 acres for noxious weeds, tall grass

- Eliminated huge winter slash pile – yard cleaned up
- Created and delivered formal training and safety program for 14 volunteer Crew Chiefs using chainsaws or leading teams
- Added 6 sets of chainsaw safety gear, large trauma and burn first aid kits
- Marge Rebovich trained Crew Chiefs and volunteers on heat illnesses
- Best Results:
 - More homeowners are treating their own lots and remodeling with recommended materials and protection principles.
 - Joining the Firewise workdays is the thing to do when you are new and want to meet others and our volunteer hours continue to increase.
 - FCR residents have a better understanding of FireWise principles and appreciation of individual responsibility in achieving a fire adapted community.
 - FCRHOA maintains \$30,000 in reserve funds for future reimbursement grants.
 - FCR has been recognized regionally and nationally as an exemplary Firewise Community and has had continued success receiving support from partnering agencies for funding for mitigation and healthy forest and watershed restoration.

Architectural Control – No new business

Beautification/Entrance – No report

Common Property - No report

Lake and Dam – No report

Horses – No report

Lake Recreation and Beach – No report

Road – No report

Utilities – Mike Hicks reported that the three easements that have been negotiated for the Animas Water Rights Project are all at the title company. Mike acquired Board signatures needed for the closing process.

There was some discussion about the need for more people as back up and redundancy for the water billing, systems monitoring, etc., especially in light of Eb Redford's recent accident. The Utilities Committee is currently assessing this need.

7. NEW BUSINESS

Susan Morton reported that Marge Rebovich has indicated that new volunteers will share carrying the FCR Emergency telephone until April: Mindy Self, Jessie Kileen, and Jen Salstrom.

8. NEXT MEETING

The next Board of Directors meeting will be held on Tuesday, February 27 at the home of Susan Morton at 6:30 p.m.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the meeting at 10:04 p.m.

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

Respectfully submitted,

Susan Morton
Secretary
January 24, 2018