

January FCR Board Minutes

MINUTES

FALLS CREEK RANCH ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

January 13, 2012

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. occurred on January 13, 2012. Present were: President, Mary Ann Bryant; Vice President, David Rohdy; Treasurer, Jim Wallace; Secretary, Becca Steinbach; At Large, Kelly Lupton.

An **Executive Session** was held from 1:00-1:55 p.m. to discuss water rights. Jim McCarthy, liaison for the Board to the FCR attorney concerning water rights, gave an update on the litigation status.

The Regularly Scheduled Meeting started at 1:55 p.m. Present were the BOD members mentioned above. Also present were: Jim McCarthy, Eb Redford, Utilities Chairman, Horse Committee Co-chairs Carol Ritcher and Barney Anderson, and member Nick Ritcher.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of December 14, 2011 Board meeting were approved as submitted.

2. LIAISON REPORT

Byard Peake, Liaison, reported to the Board via e mail the wing of the grader is in the process of being repaired. Water at the McLachlan's house is shut off temporarily due to unexplained high water usage, and the fact that their house is now vacant.

3. COMMITTEE REPORTS

Architectural Control Committee

No Report

Beautification Committee

No Report

Common Property Committee

Common Property Chair Jim Winzell and Firewise Ambassador Judy Winzell reported the CWPP Project Status via e mail:

Project 1a: CSFS ESF Grant, \$4,230

- Oak brush mowing required on 9 acres
- To date, 6 acres completed
- 3 acres or \$1,410 remaining

Project 1.0: Community Assistance Grant, \$22,500

- Mechanical mitigation on common property along Falls Creek Main- gambel oak, juniper, dense pine, unhealthy/hazardous vegetation
- Nine acres completed; contractor paid \$16,650 from SJPL
- Remaining 3.16 acres or \$5,850 completed (see below Project 11.0); contractor invoice forwarded to SJPL
- Agency partners (BLM, CSFS, FireWise) inspect Project 1.0 on January 5. Very positive feedback received, along with new projects suggested for the 2012 CWPP update.

Project 8.0: CSFS Fuels Mitigation Grant, \$20,000

- 8 acres of hand thinning mitigation required to treat steep slopes
- 4.1 acres completed (or \$9,225) across from lot 95
- 3.9 acres and \$8,775 left over for hand thinning work required within Projects 7.0 and 11.0
- The remaining \$2k of grant money will be applied to future projects

Project 7.0: Anchor a fuel break to the east side of the north meadow

- 2.7 acres of hand thinning dollars left over from Project 8.0 initiates work within this project
- Mitigation is in process to treat the steep slope below lots 86 and 83

Project 11.0: Mitigate hazardous fuels on common property above and below owners' lots

- 1.1 acres (of the remaining 3.16 acres from Project 1.0) of mechanical work treated above and below lot 7
- 2.06 acres (of the remaining 3.16 acres from Project 1.0) of mechanical mitigation completed on Starwood across from the lake meadow
- 1.2 acres of hand thinning dollars, from Project 8.0, treated the steep slope below lots 37, 41 and 39

Future Activities

- Continue to await FireWise Communities USA status
- CPC and FireWise has taken the lead on Dry Hydrant issue—cost estimate forthcoming with Kelly Lupton
- Update the CWPP by June 2012; present updated CWPP to residents at the annual Fire Awareness Meeting on June 2
- Secure more grant \$\$ as funding becomes available
- Develop 2012 CPC Action Plan

- Kick off the 2012 CWPPT and CPC meetings

Dam Committee

No Report

Fire Wise Ambassador

Combined with Common Property Committee report

Horse Committee

Co- Chairs Carol Ritcher and Barney Anderson presented proposed changes to Horse Committee Rules and Regulations and also a proposed plan layout for the Horse Barn area to the Board. These were discussed and suggested changes are being considered. Subsequent to the Board meeting, the Board and Committee further reviewed the rules language and the Board approved the modified Rules and Regulations and horse facilities plan via email.

Road Committee

Mary Ann reported for Barry, Chairman, that Ray is sanding icy spots on the roads today.

Utilities

Co Chairman Eb Redford reported:

- State of Colorado approved design for water disinfectant system
- Will begin planning meetings next week and system will be operational by next annual meeting
- Last 4/5 years Eb is named on State records as the licensed operator of our water system, is changing to Ray
- Phone at equipment shed and lake phone will be checked and be operational.

4. TREASURER'S REPORT

Expenses in all category accounts are under budget by 50%, except for Utilities because of water consultant fees and Board, because of water litigation fees.

5. OLD BUSINESS None

6. NEW BUSINESS

David Rohdy, Vice President, updated Board on Insurance. FCR insurance agent will shop for a better price and also will create a time sheet for Ray, required by workman's compensation insurance.

CCIOA required HOA policies regarding enforcement of covenants and dispute resolution procedures were discussed. Jim McCarthy and BOD members will research and draft policies in consultation with the Ranch attorney.

7. NEXT MEETING

The next FCR Board of Directors Meeting will be held February 21 at 2:00 p.m. at the home of Mary Ann Bryant.

ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 4:30 p.m.

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

January 13, 2012