

MINUTES

FALLS CREEK RANCH ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

JANUARY 13, 2014

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Directors occurred at 6:00p.m. January 13, 2014. Present were: President, Mark Galbraith; Treasurer, Sue McCarthy, At Large, Gale Marinelli; and Secretary, Becca Steinbach. Also present were Byard Peake and Eb Redford.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the November 11, 2013 Board Meeting were approved as submitted.

2. LIAISON REPORT

Byard Peake, Liaison, submitted the FCR Operator's Log for Dec. 2013-Jan 2014 to the BOD. Byard reported the road grader had an extensive leak issue that was addressed and a fluids analysis program has begun on this unit. The dump truck has also undergone maintenance repairs.

The Ranch House kitchen received an update of a coat of paint and appliances donated by Mary and Don Southworth. Thank you to Mary and Don.

3. COMMITTEE REPORTS

Architectural Control Committee No Report

Beautification Committee No Report

Common Property No Report

Dam Mike Hicks, Chairman, reported via e mail:

Outlet Pipe Deformation and Rehabilitation

The installation of Cured in Place Plastic Pipe was completed on November 25, 2013. All necessary reports and forms have been filed with and fees paid to the Colorado Division of Water Resources.

At the current time FCRA is awaiting Layne Inliner's invoice. Once received, a final cost for the project will be tabulated and a final report will be prepared to place in the FCRA archives.

Spillway Diversion

Davis Engineering completed the initial design and engineering plans for the spillway diversion. It was noted in the design that diversion's inlet structure was placed 5.5 feet below the reservoir's "full" level. The Dam Committee is concerned that this inlet will not be deep enough. This concern arises from forecasts of lower precipitation in the coming years, which could result in lower reservoir levels leaving the inlet structure above the reservoir level. The concern was expressed to Davis Engineering. Davis did a study of the last 50 years lake levels and determined that a depth of 5.5 feet would have been sufficient to cover 98% of lake levels experienced during that time period. The Dam Committee is not satisfied with relying on the review of past records and to that point contacted Win Wright, the hydrologist used by FCRA during the Zink Lawsuit, for an opinion as to the depth the inlet should be placed given the expected lower precipitation levels. Win Wright submitted an estimate of \$880 to review, study and recommend a depth for the inlet structure to satisfy the future demands placed on it.

The Dam Committee is asking for \$880 for the study as it would not be prudent to place the inlet at a level at which it would not work in the future.

Fire Wise Ambassador No Report

Horse No Report. Lisa Hicks will serve as liaison between the Horse Committee and the FCR Board.

Lake No Report

Utilities Eb Redford, Chairman, reported:

Well Water Levels

The water levels of both well #1 and #2 are 6-8 feet lower than last year at this time. Well #2 is holding steady, however. Eb submitted a spreadsheet with Jan levels back to 2004.

SWPP Status Update

- Submitted \$5,000 grant reimbursement request for SWPP consulting expenses
- State will reimburse same up to \$4,500
- Falls Creek Ranch must spend \$500 on best practices implementation
- Utility Chair must submit revised reimbursement request & best practices implementation invoices
 - State will also reimburse the final \$500.

Status update on systems migration from Jane Schultz laptop to new Falls Creek Ranch laptop

- Jane Schultz decided to keep involved with meter readings and will work with new water usage invoicing system.
- She will continue to work with Shirley Jones to learn the system.
- Asyst Billing Software
 - Downloaded and installed latest version on FCR laptop
 - Spoke with tech support re: migrating data bases.
 - Requires remote login to update database due to new software version
- Neptune Meter Reader Software
 - Spoke with tech support
 - Downloaded latest software version
 - Requires remote login to update database
 - Planned for January 2014

Special Utility Committee/Board Meeting-Proposed Topics

- Water usage rate structure
- Emergency water supply options
 - Haul Water from Durango
 - Connection to the Animas Valley Water System
 - Special water treatment system for Well #4
 - Special water treatment system for Lake water
 - Water System-Future Capital Requirements.

It was decided to call a Special Meeting for the Utilities Committee to present a water rate chart to the BOD. This will be held Monday, February 3, 2014 at 6:00 pm at the home of Eb Redford.

4. TREASURER'S REPORT

Sue McCarthy, Treasurer reported the Bank of the San Juans operating account balance as of January 7, 2014 was \$137,000. The FCR Federal Tax has been filed. The assessment letters for the second half payments have been mailed. There is one outstanding 1st assessment amount outstanding at this time.

5. OLD BUSINESS

On 12/4/13, Gale Marinelli was appointed to the FCR Board of Directors in the position of At Large via e mail. She replaces Clyde Church, who has resigned because of commitments in 2014.

December 5, 2013, a motion was made, seconded and unanimously approved via email to authorize approximately \$500 for legal fees relating to the Zink Road proposal.

On December 17, 2013, a motion was made, seconded and approved via email to hire Phoenix Recycling to remove the manure/ash pile from the horse barn.

6. NEW BUSINESS

No new business

7. UPCOMING PROJECTS

Review Calendar of Required Actions

8. NEXT MEETING

The next FCR Board of Directors Meeting will be held Monday, February 10, 2014 at 6:00p.m. at the home of Gale Marinelli.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the regular meeting at 9:00p.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,

BeccaSteinbach
Secretary

January 13, 2014