

FALLS CREEK RANCH ASSOCIATION, INC.
TOWN HALL MEETING – Metro District

A Town Hall meeting of the Falls Creek Ranch Association, Inc. occurred on January 14, 2017. Present were President, Jim McCarthy; Treasurer, Larry Hansen; Secretary, Deirdre Heine; and At Large, Peggy Yotti. In addition, 40 members attended in person with an additional 13 members attending remotely via the GoTo Meeting application.

In addition, a pdf of Mike Hicks' presentation will be attached to email distributing the minutes of the Town Hall Meeting.

The purpose of the Town Hall Meeting was for Mike Hicks to present information on a proposed conversion of Falls Creek Ranch Homeowners Association to a Metropolitan district. While self-effacing and claiming that he is not an expert, Mike has spent the past several months studying Metro Districts. A pdf copy of the presentation will be attached to the email distributing the Town Hall meeting minutes. In addition, meeting was recorded and is available for viewing at the following You Tube link:

<https://youtu.be/fL4PtNpQgJs>

There were several questions posed by members at the meeting and they are all available to hear on the You Tube recording. A few are recorded below:

Q: Will the Ranch Operating Budget be converted in full to the Metro District?

A: Yes

Q: Will the Ranch's ability to obtain grants remain the same?

A: Yes

Q: What will be the amount of the fee charged by the county to oversee the Metro District?

A: The county's fee is 3% of the tax revenue collected. For this year's FCR budget, the county's fee would have been just under \$9,000. Savings generated from lower insurance costs and not having to pay sales taxes should more than offset this cost.

Q: Will water bills be handled separately or will be part of the assessed taxes?

A: The water bills will continue to be billed and paid separately as they are now.

The attached pdf of the meeting outlines the process to proceed. The next step will be a poll of the membership whether or not to proceed to form a Metro District. Ballots will be mailed out in February.

The meeting was adjourned at 12:45 p.m.

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

Respectively submitted,
Deirdre Heine, Secretary
January 14, 2017