

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

MINUTES, January 10, 2007

Present were Board members Susan Ruggera, Mary Irby, Eb Redford and Barry Bryant. Also present were Common Property Committee Co-Chair Jim McCarthy, Architectural Control Committee Co-Chair Mike McQuinn, and resident Winnie Arland.

Liaison Report

The current liaison report was received from Ray Smith. During December Ray plowed for two storms, reworked the old slash pile in the lake meadow, assisted in several repairs to the ranch house, serviced the road grader and dump truck, and cleaned up in and around the equipment shed. In January Ray will focus on road clearing, install a ladder in Well pit #4, and begin the 2006 CCR's.

Ray also located a used wheel that could be used for the grader as a spare, to eliminate down time whenever the grader has a flat (typical during snowstorms). The Board approved funds of approximately \$516.00 to purchase the wheel. Funding for a new set of tires for the grader will be considered for next year's budget.

COMMITTEE REPORTS

Architectural Committee

Mike McQuinn continues to follow-up on the revision of the Falls Creek Ranch Correction Plat. The previous surveyor has moved out of the area, but still needs to discuss some details regarding the Ranch roads with the County Surveyor. Mike will continue to follow-up and expects this project to be completed soon.

The surveyor also confirmed with Mike that the road circle near the Ranch entrance is not located on Ranch property, but rather is part of the easement on Forest Service land.

Mike also reviewed plans to refresh the Architectural Control Committee. This will include monthly committee meetings, attending all Board meetings, preparing a spreadsheet to better track projects, and a year-end report summarizing committee actions and approvals. The committee is also looking for more members; contact Mike or Kathy Redford if you are interested to help. The next meeting is scheduled for February 13, 8:30AM at Kathy Redford's House.

Common Property Committee

The CPC and Board received a complaint of barking dogs and dogs running loose, which will be addressed following our established procedure. 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.

Roads Committee

There was no Roads Committee report for the month.

The Board notified High Meadows Ranch residents of our plan to reduce the speed limit on Falls Creek Main north of Oakcrest from 25 mph to 15 mph due to the narrow road, steep drop-off, and blind curve. New speed limit signs have been ordered and will be installed soon.

The Forest Service indicated that it plans to re-issue the preliminary Environmental Assessment for the transfer of the FS Road to the County later this month.

Susan confirmed that our road liability insurance covers the Forest Service easement as well as all Ranch roads.

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. Following a meeting of the Zink group, Falls Creek Ranch representatives and the Colorado Division of Water Resources staff in December, it now seems that both sides are more willing to compromise as a means to avoid a future court trial and settlement. This compromise may center on 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. Eb also reported that Clyde Church is working to update the lake emergency plan that will function in concert with the proposed operating agreement.

The Utilities Committee engaged Clint Brooks Drilling service to replace the failed water level sensor in Well #2 on January 8. This work was completed under the supervision and assistance of the FCR caretaker Ray Smith and Eb Redford. During this effort it was observed that additional work will be needed in the near future to repair some of the pump feeder wiring and the nitrogen tubing due to deterioration. The wiring work will be scheduled as soon as the ground is frost free this spring since new conduit must be buried underground to replace the existing conduit.

Horse and Corral Committee

There was no report for this month.

Beautification Committee

There was no report for this month.

Old Business

Eb Redford reported that he is reviewing alternatives to update and improve the functionality of our website, as well as to reduce the ongoing web hosting costs.

Susan Ruggera will work with Gale Marinelli and 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

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

TREASURER'S REPORT

The special 'fire mitigation' account at First National Bank was closed and moved to Vectra Bank. This account was used to pay for the chipping service on the recent north meadow thinning project.

The chart below shows cash on hand.

1010 Special Bank Acct-F.S. 3679	\$4520.43
1020 CD 22277 (matures 5/29/07)	545.02
1300 Vectra Bank Op Acct 5137	71,724.92

Total Operating \$76,790.37

1310 Vectra Bank Cap Acct 5145	24,441.74
1210 Vanguard Cap. Acct. 8313	41,336.19

Total Capital \$65,777.93
Grand Total \$142,568.30

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 February 8, 2007 at the home of Susan Ruggera.

Respectfully submitted,
Barry Bryant, Secretary

Jan 2007

