

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

**Jan. 25, 2011**

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on January 25, 2011. Present were board members: President – Mary Ann Bryant, Vice President – Jim Wallace, Treasurer – David Hardy, Asst. Treasurer/At Large – Kelly Lupton and Secretary – Doralee Matthews. Also present were: Lake Chairman – Tom Jones, Liaison – Byard Peake, Road Chairman – Barry Bryant, Fire Wise Ambassador – Judy Winzell and FCR resident – Dolph Kuss.

The meeting was called to order at 2:00 p.m.

**1. APPROVAL OF MINUTES**

By motion duly made, seconded and unanimously approved, the Minutes of the Dec. 6, 2010 meeting and Executive Session were approved as submitted.

**2. LIAISON REPORT**

Byard Peake, Liaison, submitted an Operator Log from Ray Smith, Ranch Manager, for the months of December and January. He also reported that Bob's Truck and Bus will be evaluating the orange truck for repairs.

**3. FIREWISE AMBASSADOR** – Judy Winzell, Ambassador, reviewed portions of FCR's updated draft version of the CWPP (Community Wildfire Protection Plan). This plan is currently being revised. Judy included recommendations from USFS, SWCC, and DFRA prioritizing treatments for the upper and lower ranch. She also reviewed the process for approval of the CWPP plan and the formation of neighborhood ranch teams. A new grant opportunity is available with an application due date in late February. Judy will consult with Barry Bryant, Road Chair, for details and information regarding the application for this grant as it also pertains to an updated road plan that he is working on with the Road Committee.

**4. COMMITTEE REPORTS**

No reports were submitted from the following committees:

Architectural Control

Beautification

Horse

Dam

Common Property – It was reported that the bathroom renovation has been completed for FCR's ranch house. A proposal for residing the house will be submitted to the BOD for approval in April.

Road Committee – Barry Bryant, Chairman, reviewed a summary of observations made from an evaluative tour of FCR roads conducted with DFRA, US and State Forest Services and Firewise staff as part of our CWPP planning. The Road Committee has created an updated road modification plan to include improvement designs on: Narrower parts of some roads, strategically planned pull-outs, modifications needed for dead-end cul-de-sac roads, as well as road views that are partially obstructed by vegetation. More detailed information including cost estimates will be obtained in Spring. Grant monies may be available for a “road cut and fill” project in the future. There was BOD discussion evaluating the plowing operations from December’s snowstorms.

Bryant also expressed his desire to resign from the position of Road chairman. He is willing to continue as a volunteer road committee member. The BOD is looking to the membership for someone who is willing to become Road Committee Chairman. Call any BOD member or Barry if you have questions or are interested in this position.

Dolph Kuss shared some of his concerns and ideas to the BOD about the ranch snow plowing process.

Utilities Committee – Barry Bryant reported for Eb Redford, Utilities Co-Chairman. He discussed the progress of FCR’s water disinfection system project. Bryant and Redford continue meeting with Russell Engineering of Durango researching plans that will meet state disinfection standards yet cause minimal disruption to our existing system. The BOD discussed the need for the construction of a heated building to house meters, chemicals, and other equipment. Bryant also described a flow modeling concept for our water system. Cost estimation for the disinfection system project is between \$50,000-\$75,000.

Lake Committee – Tom Jones, Chairman, submitted a drafted evaluation to be sent out to the membership as a follow-up to the new lake guidelines that went into effect last year. This survey will be emailed to FCR residents for their input. The BOD will review information from these surveys for feedback to the lake committee.

## **5. TREASURER’S REPORT**

David Hardy, Treasurer, presented an Account Balances and Profit & Loss Report for BOD review. His report indicated the following:

Vectra Bank Operating Account	\$82,483.94
Unallocated Capital Reserve Accounts:	
IngDirect Business	\$2319.74
CBC 12 month CD @1.49%	\$104,571.74 (as of 12/25/10)
TOTAL	\$189,375.42

He reminded the BOD that assessments are due February 1, 2011 with penalties starting March 1, 2011. Reminder letters have already been distributed to the membership. Doralee will send out another reminder in the January Newsy Notes.

## **6. OLD BUSINESS**

Vice President Jim Wallace will send the revised edition of the Liability Waiver to Mary Ann. The Board will then create a policy and process for resident volunteers to use the waiver.

The AEDs have been installed on the ranch. Marge Rebovich and the trained team of responders have finalized their process for CPR/AED responses for potential cardiac emergencies on the Ranch.

The FCR Fire Station lease renewal was reviewed by the BOD. Some modifications in the language are needed. MaryAnn will send a revision to the fire department for further review and signatures.

## **6. NEW BUSINESS**

Jim Wallace reported that FCR Insurance Policies need to be renewed by February 15, 2011. Jim is working with our agent to review all policies for renewal and pricing.

Mary Ann reported that our bylaws and covenants need to be updated to be in compliance with CCIOA. (Colorado Common Interest Ownership Act) They need to include several new administrative policies including a "Fine Policy" for violations of covenants and rules. The Board agreed to contact the local attorney who previously performed a preliminary review of our governing documents. Mary Ann will make this contact.

The state of Colorado has passed a new law, HB 10-1278, requiring HOAs to register on-line with the state. This must be done by March 1, 2011. Kelly Lupton will handle this registration.

## **7. NEXT MEETING**

The next Board of Directors meeting will be Tuesday, February 15, 2011 at 1:30 p.m. at the home of MaryAnn and Barry Bryant.

## **8. ADJOURNMENT**

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 5:00 p.m.

This document constitutes a true and correct copy of the minutes of the meeting of the Falls Creek Ranch Association, Inc.

Respectfully Submitted,  
Doralee Matthews  
Secretary

