

**MINUTES  
FALLS CREEK RANCH ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
January 26, 2010**

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on January 26, 2010. Present were BOD members: President – John Ritchey, Vice President – Jim Wallace, Treasurer – David Hardy, At Large/Asst. Treasurer – Mary Ann Bryant and Secretary – Doralee Matthews. Also present were: Road Chairman – Barry Bryant, Ranch Liaison – Byard Peake, and Eb Redford – Utilities Co-Chairman.

**1. APPROVAL OF MINUTES**

By motion duly made, seconded and unanimously approved, the Minutes of the December 14, 2009 meeting and Executive Session were approved as submitted.

**2. MEMBER/RESIDENT INPUT**

There was no input from any FCR residents/members.

**3. LIAISON REPORT**

Byard Peake updated the BOD on FCR phone bills. Discussion occurred regarding the phone located by the mailboxes and at the shed.

\*Reminder to the membership: This phone is for EMERGENCY USE ONLY.\*

A change was made in present procedures: While Liaison will still be kept in the loop, Utility Chairmen and Road Chairmen will directly work with Ray Smith, Ranch Manager, during timely (emergency) activities. Byard Peake, Ranch Liaison, will still communicate and coordinate non-emergency issues requiring Ray's attention.

An update on the contracting for a 3 cubic yard front end loader for snow removal was discussed.

Payment from the mowing operation last summer in Hidden Valley has not yet been made to FCR. Byard will follow up with this.

**4. COMMITTEE REPORTS**

**Road chairman**, Barry Bryant, informed the BOD that all roads are open from the latest winter snow storms. The immediate focus of road widening will now be on the hills, cul-de-sacs, turnouts, curves and spreading of cinders. Ray Smith will work on pushing back the banks of the roads with the grader to widen them.

Barry reported that he has contracted Triple Crown Excavation to come out with their 3 cubic yard front end loader and work on the critical areas as well as other areas for a few days to widen all roads. This will use most of the \$5,000 "special" snow removal budget.

Barry will also check with resident Tom Arland – Ute Tribe Contractors – to compare prices for emergency snow removal on ranch roads.

He also reported that he continues to work on the “Road Committees Rules & Regulations” document.

**Utilities Committee** Co-chair, Eb Redford, updated the BOD on the SCADA System and software progress. He is working with Randy Sullivan, Vice President of Timberline Technical Support. Eb will be upgrading the software himself, but working with Timberline if and when needed. FCR has an annual maintenance contract for technical support.

Eb also reported that the leak on the ranch has not been found but appears to be isolated between Bear Scat, Dyke Canyon and the meadow. Thanks to Don Southworth for all his time and effort on attempting to solve this problem.

There was discussion regarding having an additional member of FCR serve as backup to Eb for viewing SCADA information.

John shared ideas regarding plans for reviewing **Lake Rules and Regulations**. He will send a letter to Ceci McQuinn and Robin Southworth, Co-Chairmen of the Lake Committee, regarding the BOD plans and membership feedback. He will draft a letter including concerns from FCR residents that Doralee will send out to the entire membership. Next month, the BOD will meet with the Lake Committee and will thereafter discuss lake issues in preparation for revision of current lake policies.

**Common Property Committee** Co-Chairman, Jim McCarthy submitted a report informing the BOD that the CPC will meet early this spring to set the 2010 work program. It will pretty much follow the same format as last year except CPC will task the Firewise Chairmen to propose a plan for future forest thinning and fire breaks. The CPC will review their recommendations and make a presentation to the Board.

Mary Ann Bryant and Doralee Matthews updated the BOD on the Rules & Regulation modifications from a previous meeting with CPC Co-chairs, Jim McCarthy and Jim Wallace. There are changes that still need to be made on sections referring to pet behavior. Mary Ann will also be contacting co-chairs of the Horse and Corral Committee to update their rules and regulations. Mary Ann and Doralee will meet this month to complete these sections and present them for BOD review at the next meeting in February. After completion and approval, these regulations will be put on the FCR website.

**Firewise** – Mary Irby and Jonni Greiner, Co-Ambassadors are meeting today to discuss plans to be shared with Common Property Committee and the Board.

**ACC** – No report at this time

**Lake Cmte** - No report at this time

**Beautification Cmte.** - No report at this time

## **5. TREASURER REPORT**

David Hardy, Treasurer, reported that 58 people have not paid the second half of their assessment. These are due on February 1<sup>st</sup>. The penalty begins March 1<sup>st</sup>, after the 30 day grace period.

David submitted a Profit and Loss Budget as well as an Account Balances report.

Presently the Vectra Bank Operating Account is at \$50,940.10.

Unallocated Capital Reserve Accounts:

IngDirect Business Saving @ 1.10 % is \$67,063.91

CBC 12 month CD @ 2.18% is \$101,948.99 (maturing 9/25/10)

These total: \$219,953.00

## **6. OLD BUSINESS**

Doralee will send out an FCR “Newsy Note” reminding members of the upcoming assessment due date. The notes will also mention the importance of clearing the fire hydrants near your property. They will also include a reminder to residents that lake activities are at your own risk.

There was discussion on options regarding the volunteer waiver – release of liability. Follow-up to this will be on the February agenda.

Doug Parmentier will be instructing residents Sue McCarthy, Jane Schultz and Doralee Matthews on the basic instructions involved with the Emergency Text Messaging System.

## **7. NEW BUSINESS**

Updating of the CPC Rules & Regulations has been described earlier in this report.

There was discussion of the irrigation plan for the lower meadow.

## **8. NEXT MEETING**

The next regularly scheduled BOD meeting will occur Wednesday, February 24, 2010 at 7:00 p.m. at the home of Jim and Nancy Wallace.

At 4:55 p.m. the Board, by motion duly made, seconded and unanimously approved, adjourned to Executive Session to discuss irrigation and water rights.

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

January 26, 2010