

FALLS CREEK RANCH ASSOCIATION, INC.

ANNUAL MEETING MINUTES

July 10, 2010

Pursuant to Notice duly provided to the membership, Association President John Ritchey called the Annual Meeting of the Falls Creek Ranch Association (FCRA) to order at 9:10 a.m., July 10, 2010 at the FCRA picnic grounds. President Ritchey announced a quorum was present with a total of 74 lot owners represented at the annual meeting, 44 in person and 30 by proxy. Board members present were John Ritchey- President, Jim Wallace – Vice President, David Hardy – Treasurer, Mary Ann Bryant – At large/ Asst. Treasurer, and Doralee Matthews – Secretary.

1. APPROVAL OF AGENDA AND INTRODUCTIONS

John welcomed the membership and introduced new residents Gil and Diana Davidson. He then introduced each of the FCR Board members and his wife Glennie, thanking them for their contributions to the Association.

By motion duly made and seconded, the Agenda distributed to the membership with the meeting Notice was unanimously approved as submitted.

2. APPROVAL OF MINUTES

By motion duly made and seconded, the Minutes of the July 11, 2009 FCRA Annual Meeting distributed with the Notice of this meeting were approved as submitted.

3. COMMITTEE REPORTS

President Ritchey introduced and personally thanked each of the chairmen as they came forward to present their reports to the membership.

Utilities and Dam:

Eb Redford, Co-Chair in charge of operations, gave mention to Ray Smith, Ranch Manager, for his efforts managing and caring for FCR's water system.

Eb reported that there are presently 88 water meters installed and operational. New domestic water usage reports will be coming out soon. The BOD will be in charge of disseminating them. Eb credited Jane Schultz, Carole Deterding and Glennie Ritchey, residents, for their help with the meter readings and reporting. He also mentioned Doug Parmentier, who will be learning the SCADA system and helping the committee. Eb reported that a large leak occurred this past year due to a broken pipe which has been located and repaired.

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He also presented information to the membership about a new disinfection project that may eventually be mandated by the State of Colorado. Barry Bryant will be working with him and engineers to analyze the ranch system and develop a plan to be implemented in 2012.

Eb also mentioned that the committee will be applying for a \$5,000.00 matching funds grant for the possible future installation of a source water protection plan that will further safeguard our water supply.

President Ritchey introduced Byard Peake and Clyde Church and thanked them for all of their work regulating the dam in the last few years.

Clyde reported to the membership that FCR's dam had passed the state safety inspection.

Future dam projects include: surveying of the markers and state inspection of the outlet pipe. Brush on the face and sides of the dam will be sprayed.

Byard reported on the irrigation process for the past year, mentioning that the Thompson water right was used to irrigate both the lake meadow and the corrals for one month in Spring 2010.

John Ritchey mentioned that the average domestic water usage amount is 250 gallons per day. There are five or six residents whose amounts are much higher than that. The BOD will be working with the Utilities Committee to identify leaks or other possible problematic sources for high amounts of domestic water usage.

Roads:

Barry Bryant, Road Committee Chairman, thanked the committee volunteers for all their help and work over the past year. Committee members include: Bob Strachan, Warren Kerzon, Barney Anderson, Glenn Sears and Byard Peake. Barry reminded residents to drive carefully. He informed the membership that one accident had occurred on Falls Creek Main over the winter totaling both cars. The cause was excessive speed on a narrow and snowy road.

Barry thanked residents for their cooperation over the winter, where we once again had record snowfalls. Ray Smith and the road committee worked successfully to keep roads open and widened for the ranch. Some side roads were turned into one-way roads for a time period. He also reported on the condition of the grader (working fine), water truck (on its last legs) and backhoe loader (needing an overhaul).

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Upcoming projects for FCR include: continuing the cutback of vegetation along the roadsides, widening a section of Ponderosa Park for better visibility, and culvert cleaning in August of September. He reminded the residents that Jane Schultz has worked with him to put the Road Rules, Regulations and General Operational Guidelines on the FCR website.

Website is: fallscreekranch.org.

User id is: fcr

Password is : fcr100

Common Property:

Committee member, Bill Bales, gave the report as CPC Chairman Jim McCarthy was unable to attend the meeting. Bill thanked the many volunteers who work with the CPC to accomplish many trimming and mowing projects over the year. Bill gave an update on the recent ranch weed spraying and thanked the many neighbors who had helped with that task. He acknowledged Ken Marshall for his many years of service in weed spraying. More volunteers are needed for this job in the future. Several neighbors were thanked as they have personally hand sprayed many of the mullein, thistle and knapweed plants. A backpack sprayer and chemicals are available to residents on the ranch. A suggestion was made to post pictures of the threatening noxious weeds on our website so residents can identify them near their homes and kill them. LaPlata County Website – County Weed Control Office- has pictures available for review.

He mentioned Dave Hardy's efforts in overseeing the ranch meadow mowing which starts in July. He commented on the discovery of only one beetle tree which needed to be taken down. Bill reminded the membership that the CPC Rules and Regulations are now posted on the website. He also reminded the residents that the fire road gate code is: 2020.

Firewise:

Mary Irby, Co-Chairman - Firewise Ambassador, updated the progress on the CWPP Community Wildfire Protection Plan that will be created for FCR. She announced an upcoming educational event that will be held at the FCR Firehouse on July 31, 2010 from 4:00-6:00 p.m. Speakers for this informal community ranch meeting will be Kent Grant, District Forester CO State Forest Service, Craig Goodell, mitigation specialist, Butch Knowlton, Emergency Coordinator, Dan Noonan, Durango Fire and Rescue Authority Fire Chief, and Pam Wilson, LaPlata County Coordinator for Firewise

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Neighborhood Ambassador Program. A map of Falls Creek will be viewed to create a safety plan. Grant monies are available for mitigation projects. Paula Mills, resident, has agreed to join the Firewise team as a grant writer.

Mary also informed the residents that Kent Grant can be contacted to visit home owners' lots and expertly assist with mitigation planning. She thanked Doug Parmentier for his efforts regarding FCR's communication text-messaging system and creating a phone number that anyone may call for updates during emergencies. (403-5327) A new Wildfire Checklist has been created and recently emailed to residents.

Architectural Control:

Kathy Redford, Co-chair, introduced and thanked the committee members for their contributions: Mary Ann Bryant, Nancy Peake, Susan Ruggera, Carol Deterding, David Kruft and Mike McQuinn. She reminded the membership to contact ACC if you are planning changes to the outside of your home or your lot. They will schedule a site visit. Rules and Regulations are on the website for easy accessibility. Nancy Peake reported on the notice to contractors to be posted during construction.

Horse and Corral:

Bob Strachan, Co-chair, report on the settling problem with the barn's structure. Plans are being made to reinforce the building. He also mentioned that there are only three horses housed at the stables at this time.

Lake:

John thanked former Lake Co-Chairs, Ceci McQuinn and Robin Southworth for their years of service. He also read a letter from Robin sent to him after the new lake rules and guidelines had been created. He introduced Tom Jones as the new Lake Chairman.

Tom Jones reported that the Lake committee is focusing on four tasks:

1. Rebuilding of the raft - floats and supports needed replacing. He thanked Karl Deterding and Don Southworth for all their hard work rebuilding the raft.
2. Reorganization of the boat storage area – He talked about the ongoing process of identifying the boats. Boat racks will be built in the future. Boats that are left over and unidentified will be disposed of if damaged. Undamaged craft will be made available to residents for purchase. He asked for suggestions from members for this process.

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3. Stocking of the lake – The FCR lake is restocked with fish every other year.

This summer, residents will enjoy fishing with the addition of 1,145 new 8”-18” fish inhabiting our lake.

4. Enforcement of new lake rules – Tom thanked the BOD for work on the new lake regulations. Input came from the membership for the rules that now “softly” give structure to our beautiful asset. He reminded the residents that our rules are for everyone’s benefit and we should all strive to follow them.

He thanked volunteers for helping to restrain the picnic tables and clear willows during the recent Ranch Work-day. David Hardy announced that presently the emergency phone behind the mailboxes is out-of-service.

Beautification:

Marge Rebovich, Co-Chair, introduced and thanked Nancy Wallace (Co-Chair) and other committee members for their work on the FCR entrance garden. She explained that the purpose of this garden is to educate and lead by example. The two entrance gardens thrive with only 13 gallons of water per week. The new demonstration “dry” garden was started last year to educate. The plant list will be laminated and posted with the garden. She announced that the Beautification Committee members are available to residents for help and advice in creating Xeric gardens on their lots. Marge recommends plants for zones 3, 4 or 5 for FCR residents. She also mentioned that informal classes on xeric gardening and planting techniques will be offered if there is interest from the membership.

4. RANCH MANAGER LIAISON REPORT

At this time, John Ritchey introduced FCR Ranch manager Ray Smith and his wife Nancy. Ray was presented with a bonus check and Nancy received a beautiful potted plant. Ray thanked the membership for their support. He explained that he and his family are grateful to have been able to live and work in such a beautiful area with wonderful residents. He announced that he looks forward to many more years of service together.

Byard Peake, Ranch Liaison, thanked Ray for doing a great job of prioritizing and planning work projects for FCR.

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5. WATER LITIGATION REPORT

John Ritchey introduced resident Jim McCarthy (Deer Trail) and thanked him for his efforts regarding water rights and litigation. Jim reported on the historical background of the water situation at FCR. He spoke of the four wells, two storage tanks and the in-channel reservoir of the ranch. He explained that FCR provides water to water rights owners Ed and Patty Zink, below the ranch property, as well as the Forest Service via the Steinegger Ditch. He briefly discussed the five year controversy over water rights with the Zink family. FCR Board of Directors is hopeful to reach a settlement in the near future.

6. TREASURER'S REPORT

David Hardy, Treasurer, addressed the membership regarding the development of the projected 2010-11 budget. He reported that the BOD had determined to continue to exercise fiscal responsibility during the preparation process. He explained that annual assessment dues have been dropped \$90.00 from last year per lot.

At the conclusion of his report, a motion was duly made and seconded to accept and approve the 2010-11 FCR Budget. The motion passed unanimously.

7. ELECTION OF NEW FCR MEMBER AND RECOGNITION OF OUTGOING BOARD MEMBER

Retiring FCR Board member, John Ritchey, was recognized. David Hardy and Doralee Matthews thanked John and presented him with a poetic tribute and a gift. John spoke of his appreciation to the BOD and membership for a great year of accomplishment.

One FCRA member has expressed a willingness to fill the vacancy and serve the BOD. His name was submitted as a nomination. No other additional nominations were made from the floor. Accordingly, by motion duly made and seconded, the membership unanimously elected Kelly Lupton to a three (3) year term.

8. OLD BUSINESS

Barry Bryant addressed a question that was raised from the floor regarding the possibility of recycling availability on the ranch. He explained that this has been researched previously with Phoenix - a company dealing with recycled items. Unfortunately, they are not willing to provide this service to FCR.

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9. NEW BUSINESS

Mary Ann Bryant announced a new record retention program started at FCR. It is in compliance with CCIOA regarding the retention of HOA records. A volunteer working group consisting of Carol Deterding, Nancy Wallace, Glennie Ritchey and Mary Ann have begun the process of organizing documents.

Ken Marshall announced that a new surface is being put on the FCR tennis court this summer. Gary Steinbach is willing to start beginning tennis lessons for interested parties.

10. NEXT ANNUAL MEETING

The next FCR Annual Meeting will be held on July 9th 2011 at 9:00 a.m. at the Falls Creek Ranch Picnic Grounds.

John Ritchey thanked FCR volunteers for their dedicated work during 2009-2010. He also thanked members for attending the 2010 FCR Annual Meeting.

11. ADJOURNMENT

By motion duly made, seconded and unanimously approved, the Annual Meeting of the Falls Creek Ranch Association was adjourned at 11:25 a.m.

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

Respectfully Submitted,

Doralee Matthews, Secretary

July 10, 2010