

**FALLS CREEK RANCH ASSOCIATION, INC.**  
**ANNUAL MEETING**  
**July 11, 2009**  
**MINUTES**

Pursuant to Notice duly provided to the membership, Association President Barry Bryant called the Annual meeting of the Falls Creek Ranch Association (FCRA) to order at 9:10 a.m., July 11, 2009, at the FCRA picnic grounds. President Bryant announced a quorum was present with a total of 71 lot owners represented at the annual meeting, 50 in person and 21 by proxy. Board members present were Barry Bryant - President, David Hardy - Treasurer and Jim McCarthy (lot 63) –Vice President. Board members Doralee Matthews – Secretary and Mary Irby – At large were unable to attend. Bryant announced that Jim McCarthy had submitted his resignation from the Board due to numerous obligations.

**1. APPROVAL OF AGENDA AND INTRODUCTIONS**

New residents were introduced and welcomed. They include:

Gil and Diana Davidson  
Mark and Rhonda Greenberg  
John and Etoile Hening  
Sara Carver  
Terry and Jonni Greiner

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 12, 2008 FCRA Annual Meeting distributed with the Notice of this meeting were approved as submitted.

President Bryant then reviewed major FCRA accomplishments and changes during 2008-2009. Highlights of these actions include: paving of the lower road, water rights progress, expanded irrigation, a new power feed from LPEA, hay permit, operations manual, review of By-laws and covenants, Ranch rental equipment policy and financial procedures review.

### 3. COMMITTEE REPORTS

#### UTILITIES/DAM

Eb Redford, Co-Chair in charge of operations, Don Southworth, Co-Chair in charge of distribution and Carole Deterding, volunteer meter reader, were all present. They noted the following activities undertaken during the past year:

- Easement to LPEA was granted from FCR for new power feed
- The last five (5) water meters and backflow devices have been installed.
- Meters were read July 11, 2008.
- The horse corral meter still needs installation.
- The wells are recharged because of spring rains.
- The SCADA system was described.
- It was announced that Well #2 had flooded and needs a \$9,000 repair.

#### WATER RIGHTS

Jim McCarthy reviewed the history of Falls Creek Ranch water rights. He reviewed the complaint by Ed Zink. During 2009, the state determined that our wells are tributary to the Animas Valley. A lake management plan has been proposed to Mr. Zink, but at this time there has been no reply.

Recognition was given to Clyde Church and Byard Peake for their work on lake management and the FCR dam.

#### ROAD COMMITTEE

Glennie Ritchey read a report prepared by John Ritchey which included the following information:

Road gravel: This past year \$10,000 was budgeted and spent, mostly on cul-de-sac finishing, wet spot patching, and also for the installation of base material on the slash pile road.

Equipment rental: December's snowfall was unusually heavy, but because January was lighter, we avoided the expense of contracting a front loader to help clear our roads. Thanks were expressed to Tom Arland for his help with arrangements for rental equipment.

Magnesium Chloride: \$14,000 was budgeted and \$8125 was spent. \$9000 is budgeted for 2009.

Road Sand: Because of an equipment failure, only 1/3 of the \$3000 worth of sand budgeted this year was used. That will carry over to this year with an additional \$1000 added for sand to prepare for this winter.

Culverts: Work is continuing on clearing and/ or replacing culverts. \$2000 has been budgeted for culvert replacement for next year. Lot owners with private culverts are asked to check them to be sure they are free flowing.

### COMMON PROPERTY

Jim McCarthy (lot 99) and Jim Wallace, Co-Chairs of CPC, reviewed key functions of the Common Property Committee. Those being: Pet complaints; Management of forest health and spraying for beetles; Weed Control headed by Bill Bales; Mowing of meadows headed by Dave Hardy; Fire Mitigation and thinning project to create a fire break west side of Main by the corrals. A request was made for more volunteers to mow meadows.

Doug Parmentier volunteered to help with managing existing and new walking trails. Plans to work on the trail extending from High Meadows to FCR lake were discussed. The creation of a final connection trail (starting by the Bales residence) will be presented to Board at next meeting

Jim Wallace requested volunteers for north Main thinning project, with goal to complete by mid-Sept.

### FIREWISE

Byard Peake, Firewise Ambassador, reported that there have been no wildfires existing in the lower 48 states at this time. He announced a new lock combination code for Mason Cabin fire exit is "2020".

### IRRIGATION

Peake reported on irrigation efforts during 2008.

### ARCHITECTURAL CONTROL COMMITTEE

Mary Ann Bryant, ACC Co-Chair reminded the membership that Covenants require ACC pre- approval of any new exterior construction.

Falls Creek Ranch.org website has the ACC Application Packet on line.

She noted that there were fifteen (15) projects approved last year and there are eight (8) projects pending at this time.

### HORSE AND CORRAL

Jackie Strachan, Co-Chair for Horse and Corral Committee, reported that five healthy horses are housed at the corral presently. She reviewed the maintenance plans for the pastures, including weed control and described that the new road through the corral to the slash pile has been completed.

### LAKE COMMITTEE

Don Southworth, Lake Committee Member, noted that our lake is a great asset to the ranch and is well used. He reported on the following projects that have been completed at the lake: Additional sand was spread at the beach; New picnic tables have been built and new chairs have been purchased; Restocking of small trout will be done in the spring and a new beach area has been created on the far corner of the beach facing the dam. He reminded the membership of the following: Guests must display a guest card in their vehicle; (These are available from Warren Kerzon.) Boats and kayaks on the beach need to be tied up when not in use; Boats need to be tagged or re-tagged; Boats without tags will be pulled from the area and stored. He requested that members rake the sand back on the beach if holes have been dug.

### BEAUTIFICATION COMMITTEE

Marge Rebovich, Beautification Committee Co-Chairman reported that Carole Deterding would be coordinating the Adopt A Highway cleanup. She also explained that a drip system had been set up and would be turned on this week for the entrance garden. She described that a new area, consisting of xeric and native plants, will be created to serve as a demonstration garden for FCR residents.

Marge also recognized that numerous community individuals have volunteered in FCR's garden project: Lisa Bourey, Eve Gilmore and Durango Nursery, plus Debra Galbraith in garden/rock design were mentioned. Committee members continue to work on the Community Fire Garden Memorial in Durango.

### **4. LIAISON REPORT**

Byard Peake introduced Ranch Mgr. Ray Smith and thanked him for his dedicated work. He was presented with a monetary bonus and his wife, Nancy, was given flowers.

### **5. TREASURER'S REPORT**

David Hardy, BOD Treasurer reviewed the 2009/2010 budget. He announced that the Board had determined to exercise fiscal responsibility during the budget preparation process. Some of the projected cost increases did not occur; some non-necessity items were skipped this year because of our economic times. He reported that the proposed budget reflects a \$220 assessment cut from \$2870 and \$2770 to \$2650 and \$2550 roughly an 8% revenue reduction.

Hardy presented reasoning for needing a good capital reserve for: financing and paying of note holders in next 2 years (Hidden Valley Road), rolling stock replacements, repair, and possibility of heavy snow removal this winter.

At the conclusion of his report, a motion was duly made and seconded to accept and approve the 2009/10 FCRA Budget. The motion passed unanimously.

## **6. ELECTION OF NEW FCR BOARD MEMBERS AND RECOGNITION OF OUTGOING BOARD MEMBERS**

Three retiring members of the BOD were recognized: Mary Irby, Jim McCarthy and Barry Bryant. Jennifer Hardy made presentations to the outgoing board members and presented them with personal gifts as well as Durango Dollars. Three FCRA members have expressed a willingness to fill these vacancies and serve the BOD. Their names have been submitted as nominations. President Bryant asked if there were additional nominations from the floor. There were none. Accordingly, by motion duly made and seconded, the membership unanimously elected Mary Ann Bryant to a three (3) year term, Jim Wallace to a three (3) year term and John Ritchey to a one (1) year term.

## **7. OLD BUSINESS**

Members were reminded to obey the speed limits while driving on the ranch. There was also a request that members make an effort to keep the dumpster area clean and were reminded to never leave trash outside the dumpsters for protection of our wildlife. Dumpsters are serviced on Thursday mornings

## **8. NEW BUSINESS**

Bryant noted that a review of FCR Covenant and By-Laws needs to be addressed in the new term as per the Colorado Common Interest Ownership Act (C.C.I.O.A.).

## **9. MEMBER/RESIDENT INPUT**

- Paulette Church suggested the Ranch participate in National Neighborhood Day on Sept. 20<sup>th</sup>, including residents from High Meadows and Red Ridge

- John Ritchey gave a brief history of the newly paved road and recognized several who have helped with this project over the past 25 years

- Clyde Church reviewed the safety of the dam and noted that because of our good safety record the dam will now be inspected every other year

- Shirley Jones inquired about a listing of houses for sale on the Ranch. Discussion was held as to the appropriate place to post the listing
- Eb Redford suggested that a motion sensor light be installed at the mailbox area, using a solar battery LED light.
- Byard Peake suggested we explore a space somewhere on the Ranch to park RV's other than on individual lots. He also commented on the historic and special place in which we live

#### **10. NEXT ANNUAL MEETING**

The next Annual Meeting will be held on July 10, 2010 at 9:00 a.m. at the Falls Creek Ranch Picnic Grounds.

Barry Bryant thanked FCR Volunteers for their dedicated work during the year. He also thanked Members for attending the 2009 Annual Meeting.

#### **11. ADJOURNMENT**

By motion duly made, seconded, and unanimously approved, the Annual Meeting of the Falls Creek Ranch Association was adjourned at 11:00 a.m.

Submitted by,  
Doralee Matthews, Secretary

(I would like to extend my gratitude to Glennie Ritchey and Susan Ruggera who took notes at the annual meeting in my absence.)