

**FALLS CREEK RANCH ASSOCIATION, INC
BOARD OF DIRECTORS MEETING**

June 17, 2013

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on June 17, 2013. Present were: President, David Rohdy; Vice-President, Kelly Lupton; Treasurer, Jill Badalati; At Large, Clyde Church; and Secretary, Becca Steinbach. Also in attendance were: Steve Allen, Barney Anderson, Bill Bales, David Hardy, Mike Hicks, Jessie Kileen, Steve Matthews, Marge Rebovich, Jim Winzell and Judy Winzell.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the May 20, 2013 Board Meeting were approved and submitted.

2. LIAISON REPORT

No Report

3. COMMITTEE REPORTS

Architectural Control Committee

No Report

Beautification Committee

Marge Rebovich, Co- Chairman, thanked those who worked at the entrance of FCR during the work/clean-up day. Marge will provide a written annual report via email instead of presenting a report at the Annual Meeting. She will also distribute an informational packet from the committee on gardening in FCR at the Annual Meeting to residents.

Marge gave a review of the AED program in La Plata County and FCR. It was recommended by the County officials to have First Responders on the Ranch. A 40 hour course will be offered to FCR Residents for \$225 per person to become certified as First Responders. There must be a minimum of 6 people for the course to be held. It was decided to inform residents of this opportunity through Newsy Notes and at the Annual Meeting.

Common Property Committee

Jim Winzell, Chairman, reported:

- Spring Clean-up had 54 residents participate, the volunteer hours equated to a total of \$4767 earned toward grants.

- Eleven major projects were accomplished during Clean-up Day. Among them a fire break area cleared, the lake trail cleaned, several dead trees and junipers removed, slash gathered, and the bridge was repaired at the picnic area.
- A sign will be placed at slash pile with guidelines on what is allowed in the slash pile.
- Thanked the “Chain Saw Gang” for work done in removing beetle-killed trees.

There was a discussion on chip removal in the areas that have been mitigated as part of our Firewise program. It was agreed to ask Affordable Fellers to remove chips and spread them in the slash pile. Judy Winzell, Firewise Ambassador, will write this into grants in the future.

Bill Bales, in charge of noxious weeds control on the Ranch, reported volunteers continue to work on the weeds. This is an ongoing concern and the weeds must be managed. David Rohdy suggested there be more money available for using a hired hand for weed spraying. The budget for next year should include an amount to hire an individual contractor to spray weeds. David and Jill will follow up with Bill any issues that may pertain to hiring an individual for spraying.

Dam Committee

Mike Hicks, Chairman, reported that Ed Zink does not hold the lease on USFS land in Hidden Valley that is served by the Steinegger ditch. Mike was told by the USFS that they are working on enlarging the wetlands there, and are using 0.25cfs from the Steinegger ditch for this purpose. Mike is working with Jeff Titus, Animas River Water Commissioner to learn more about this arrangement between Ed Zink and the USFS.

Mike addressed the dam outlet pipe deformity. He presented the following plan, as developed from research by the Dam Committee:

- Conduct a CCTV inspection of the outlet pipe by a qualified, state licensed utility inspector.
- Conduct a geotechnical study of the structure and soils surrounding the outlet pipe.
- A professional engineer with dam experience will prepare a preliminary report based on the CCTV and geotechnical study.
- This report will include recommendations for moving forward with the rehabilitation of the outlet pipe.

David suggested a detailed report describing the issues with the dam outlet pipe be sent to FCR Members before the Annual Meeting. The Board decided that an email notice on the issue of the dam should be sent to the membership a couple of weeks before the annual meeting.

Fire Wise

Judy Winzell, Fire Wise Ambassador, reported House Bill 13-12 passed, which allow Colorado residents to continue to deduct the cost of their own fire mitigation projects from their personal

State taxes. State Senator Ellen Roberts was instrumental in helping this pass. The June 8th, 2013 Fire Wise meeting held at the Fire Station had 41 FCR attendees. Judy reported that FCR's grants awarded to date total \$76,730. She is awaiting approval of a Stevens Grant of \$128,016 for 44.5 acres.

Horse Committee

Barry Anderson, Chair, approached the Board about portable fencing for the lake meadow for grazing purposes. Judy Winzell will check with her team on the issue, and Kelly Lupton will contact our insurance provider on this. Barney will contact Larry Barnes to cut and bale the hay in our meadows. It will be done in the next two weeks. Barry also presented to the Board an informational packet titled, "Managing Small Acreage Pastures During and After Drought".

Lake Committee

Steve Matthews, Chairman, reported on the dry hydrant Steve will meet with Gil Davidson to see how to do it, and then send our plans to Durango Fire & Rescue for approval. The estimated cost is \$1500. Steve was asked by the Board to check if the landline at the mailboxes can be activated. Also, Steve will ask Ray to mow the grassy area around the dry hydrant.

Road Committee

No Report

Utilities Committee

No Report

The Board recommended that a notice be sent to FCR Residents on water conservation by the Utilities Committee.

4. TREASURER'S REPORT

Jill Baladati presented the following:

- The Bank of the San Juan's operating account balance as of 6/16/13 is \$80,918.17.
- The May P & L was reviewed. By motion duly made, seconded and unanimously approved, to adopt and post on the FCR website.
- The 2013 Periodic Report required by the State was filed.
- The Board needs a volunteer to help inventory Ranch equipment.

5. OLD BUSINESS

No Old Business was discussed.

6. NEW BUSINESS

The Board discussed preparation for the Annual Meeting.

7. UPCOMING PROJECTS

Assessment letters will need to be sent to FCR residents, following the approval of the 2013-2014 budget at the Annual Meeting.

8. NEXT MEETING

The next FCR Board Meeting will be the Annual Meeting held July 13, 2013 at 9:00 am at the FCR Picnic Area.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the regular meeting at 7:23 pm.

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

Respectfully submitted,

Becca Steinbach

Secretary

June 17, 2013