

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

June 23, 2010

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on June 23, 2010. Present were BOD members: President-John Ritchey, Vice President - Jim Wallace, Treasurer - David Hardy, Asst. Treasurer/At Large - Mary Ann Bryant and Secretary - Doralee Matthews.

An Executive Session was held from 7:00 -8:00 pm. to discuss water rights and litigation. Former Vice President, Jim McCarthy was present at this session.

The regularly scheduled meeting started at 8:05 p.m. Present were Board members mentioned above. Also present were: Lake Cmte. Chairman - Tom Jones, Beautification Cmte. Co- Chairmen - Marge Rebovich and Nancy Wallace, Utilities Co-Chairs - Eb Redford and Don Southworth, Common Property Chairman - Jim McCarthy and Ranch Liaison - Byard Peake.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the May 26, 2010 Meeting and Executive Session were approved as submitted.

2. LIAISON REPORT

Byard Peake reported on the conditions of the backhoe, the orange dump truck, the spray truck and the water truck. He updated the BOD on the progress of ongoing repairs. Byard also reported on a potential bid from Britt Lovelace regarding the equipment shed extension

3. COMMITTEE REPORTS

Lake Committee :

Tom Jones, Chairman, updated the BOD on the repair and rebuilding of the lake raft. New pontoons are needed and have been ordered. Some of the Trex boards will be re-used in the rebuilding project. The boat storage racks will be a future project. A discussion took place regarding the possibility of renting a Porta-john for the summer months. After discussion, members present and the BOD decided that the bathroom in the equipment shed should be used instead. Plans were made to arrange for it to be cleaned and restocked weekly. Doralee will call a couple of possible candidates to be hired for this job.

Road Committee:

Barry Bryant, Chairman, submitted a report via email. Completed

projects are the Mag Chloride and road base applications. Vegetation cutback is still in process. He reported that cul-de-sac widening and culvert cleaning are future projects. Barry reported that he will evaluate safety options for two road sites that have diminished visibility - Main (south of Oakcrest) and Ponderosa Park (curve).

#### Common Property Committee:

Jim McCarthy, Chairman, reported on the recent spraying project. Bill Bales took the leadership on this task. Bill will ask for more volunteers at the Annual Meeting for future spraying. Jim reported that two active beetle trees have been discovered on the ranch. He discussed plans for cutting the trees down. He requested a member of the BOD confer with Firewise Ambassadors to solicit a plan for fire mitigation with the CPC. John Ritchey agreed to call Mary Irby or Jonni Greiner to discuss progress on the application for grants. Lastly, there was question and discussion regarding the coverage and insurance protection for committee chairmen. David Hardy agreed to call Jim McCarthy (Deer Trail) and review the insurance policies of FCR.

#### Utilities:

Don Southworth, Utilities Co-Chair, reported on his meeting with Durango Fire Dept. personnel assessing the condition of fire hydrants on the ranch. The hydrants have been identified, numbered and GPS'd in preparation for a water pressure test in the near future. Don will be working with the department to determine a schedule for this testing.

Eb Redford, Utilities Co-Chair, updated the BOD on his meeting with Barry Bryant and Eddie Balch of the Colorado Rural Water Association (CRWA). Balch can provide forty (40) hours of consultation regarding a source water protection plan. FCR has applied for a grant where funds will be matched for water supply pollution protection projects. The water meter reading software has been turned over to resident Jane Schultz who will be leading the task of collecting and compiling water meter data for the BOD. The water meters will be read on a monthly basis spring through fall. Eighty-eight (88) meters are installed and are reading in FCR at this time.

#### Beautification:

Marge Rebovich and Nancy Wallace, Beautification Co-Chairs, submitted a proposal for FCR to apply for a Demonstration Garden status through Colorado State University Botanical's "Plant Select" program. CSU, along with Green Industries Corp., have developed an educational program to distribute durable and sustainable plants for Rocky Mountain areas. After discussion, the BOD requested that Marge and

Nancy gather more information about some specific details/requirements of this program before a final decision is made.

Architectural Control:

Mary Ann Bryant, Committee member, reported on the recent monthly meeting of ACC. There are currently five new projects occurring at FCR. Plans for all the projects have been submitted and approved.

#### 4. TREASURER REPORT

David Hardy, Treasurer, presented an Account Balances and Profit and Loss Budget Report. His report indicated the following:

Vectra Bank Operating Acct.	\$26,994.61
Unallocated Capital Reserve Accounts:	
IngDirect Business savings @ .95%	\$12,229.92
CBC 12 month CD @2.19%	\$101,948.99 (Matures 9/25/10)
TOTAL:	\$141,243.52

#### 5. OLD BUSINESS

Vice President, Jim Wallace updated the BOD on the Hold Harmless Agreement progress. A draft is being reviewed by resident Mike McLachlan.

Tom Jones reported on the progress of the new bike rack, lake signs and group sign up board at the lake.

Bill Bales and Steve Allen continue to check into the Dyke Canyon Mining project. It was reported that there seems to have been no new activity for the last six weeks.

Mary Ann Bryant reported that ACC Rules and Regulations have been completed and approved and are now on the FCR website.

Discussion regarding the defibrillator donation, under the direction of resident Dr. Gary Ruggera, continues. A location for the defibrillator and training for residents need to be determined.

## 6. NEW BUSINESS

Final plans for the upcoming FCR Annual Meeting were reviewed. John Ritchey shared items for the agenda. A reminder letter regarding the proxy will be sent out next week to the membership by Doralee Matthews, secretary. A second reminder - with greater detail regarding the registration and potluck following the meeting, will be sent out the week of the annual meeting.

A transition meeting of the BOD was discussed. It will be held July 11, 2010 at 11:00 a.m. for election of officers.

Fire Season Caution is still strong. Mary Irby, Firewise Ambassador, will send out a note to the membership regarding the Wildfire Checklist and other related matters.

Discussion regarding the repair of the horse corral shed occurred.

The BOD members were reminded of the SB 05-100 document. When realtors have questions regarding home listings, answers need to be supplied by the seller, not the BOD.

Bill Bales, along with other volunteers from the ranch, took charge of the FCR weed spraying project this season. He informed the membership of dates and locations for the spraying.

A reminder to the membership - Larger items (boxes, etc) must be crushed before being put into the dumpsters. Because the dumpsters have been overloaded by Wednesday evening, some residents have chosen to put their garbage on the ground. This attracts and endangers wildlife. The Tech-Center provides E-Cycle for electronic disposal.

A small working group has met regarding organization and retention of historical records for FCR. A Record Retention Policy is being created.

## 7. NEXT MEETING

The date for the next FCR Board of Directors Transition meeting will be held July 11, 2010 at 11:00 a.m. at the home of Barry and Mary Ann Bryant.

## 8. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved adjourned its regular meeting at 11:00 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  
June 23, 2010