

MINUTES

Falls Creek Ranch Association, Inc.
Board of Directors Meeting
June 4, 2008

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., (FCRA) Board of Directors (BOD) occurred on June 4, 2008. Present were BOD members Barry Bryant, Mary Irby, Jim McCarthy, and Eb Redford. BOD member Gale Marinelli was absent.

Also present at various times during the meeting were Byard Peake, Fire Wise Ambassador and Ranch Liaison, Don Southworth, Chair or Co-chair of several committees, and Association member Michael McLachlan. The meeting was called to order at 7:05PM.

1. By motion duly made, seconded, and unanimously approved, the Minutes of the April 30, 2008, regular meeting and executive session were approved as submitted with two (2) non-substantive corrections.
2. Member/Resident Input. Chair Bryant initially postponed this agenda item pending the arrival of Association member McLachlan who had contacted Mr. Bryant requesting an opportunity to address the BOD. Upon Mr. McLachlan's arrival, he asked the BOD to consider two matters: developing ways to use the already installed water meters to help conserve water resources; and, to "take the temperature" of the Association regarding changing the Covenant prohibition of motorcycles in light of the current gas price situation and changes in vehicles since Covenants were adopted. Chair Bryant named himself, Mr. McLachlan, and Board member McCarthy to a working group to consider the issues involved in using the installed water meters as part of a water conservation program. Chair Bryant suggest Mr. McLachlan could help take the Association's temperature regarding the Covenant prohibition of motorcycles by raising the issue at the upcoming Annual Meeting and Mr. McLachlan agreed to do so. Mr. McLachlan left the meeting at the conclusion of the discussion.
3. Committee Reports.
Ranch Liaison and Fire Wise Ambassador Peake elected to present his reports orally.

Ranch Liaison. The large snow blower has been removed from the Ranch. Mag chloride will be applied to major roads on June 20th. This years cost of \$8,500.00 represents a increase of \$1,000.00 from last year. The maintenance shed and adjoining areas are being cleaned up. An outside contractor will be used to position decorative rocks at the Ranch entrance. Ray Smith reported he has used all of his sick days.

Fire Wise. The Fire Ready crew will return on June 14th and perhaps June 21st to complete slash removal and chipping. Street numbers are available at no cost from LaPlata County. Ambassador Peake repeated the importance of displaying street numbers. Board member Eb Redford reported that updated FCR maps

will be available to Association Members at the Annual Meeting or shortly thereafter.

Don Southworth, the volunteer organizer of Clean Up Day, reported substantial progress was made toward removing slash during Clean Up Day and that slash removal would be ongoing. The BOD unanimously and profusely thanked Mary and Don Southworth for their continuing exceptional efforts on behalf of the Association.

4. Treasurer's Report.

Treasurer Irby reported the following account balances: \$47,603.06/ Operating Account; and, \$71,505.61/Capital Account. FCRA has paid LaPlata County in full for the Association's share of the cost of paving the Forest Service road. With one exception amounting to less than ½ of an annual assessment, FCRA has collected all FY 07/08 Assessments. Treasurer Irby reported the search for a bookkeeper is ongoing.

5. Old Business.

Association member Mike McQuinn reported work on the revised Plat of Subdivision is ongoing but probably will not be completed before the 2008 Annual Meeting.

The BOD reaffirmed its decision to purchase and install emergency generators at the Ranch house and Maintenance shed.

Work is ongoing on the following Old Business matters: insurance review; ACC Rules and Regulations; LPEA feed from the Church Camp road; snow removal procedures and equipment; improving Board/Committee efficiencies and procedures; and, SB 05-100 and 06-89.

6. 6. New Business.

Jane Schultz has agreed to coordinate the Ranch website. By motion duly made and seconded, the BOD unanimously approved Ms. Schultz's appointment.

Board member McCarthy will research adding minor interior street names to existing principal street signs.

Ambassador Peake will research emergency warning devices.

Ranch Liaison Peake will review proposed regulations regarding the use of FCRA equipment by Association members.

Chair Bryant reported that discussions are ongoing with the Forest

Service regarding FCRA obtaining the Hidden Valley haying permit.
Chair Bryant will coordinate this project with Association member Lisa
Autry.

7. 7. The next schedule meeting is the Annual Meeting, July 12, 2008, 9:00AM.
8. 8. The BOD then convened an Executive Session to consider pending litigation
and personnel matters.
9. 9. At the conclusion of the Executive Session, the BOD reconvened its open
meeting and by motion duly made, seconded, and unanimously approved, adjourned.

This document constitutes a true and correct copy of the Minutes of the meeting of the Falls
Creek Ranch Association, Inc..

Jim McCarthy
Secretary

August 13,2008