

Board of Directors, Falls Creek Ranch Association, Inc.

MINUTES, June 6, 2007

Present were Board members Susan Ruggera, Mary Irby, Eb Redford, Gale Marinelli, and Barry Bryant. Also present were Road Committee Chair Steve Dowler, Common Property Committee Co-Chair Jim McCarthy, Utilities Committee Co-Chair Don Southworth, FireWise Representative Byard Peake, and resident Tom Jones.

Reminder: The Annual Meeting is set for July 14, 9:00AM, at the picnic ground (or fire station if rain threatens). Watch for your meeting materials in the US Mail.

Liaison Report

During May Ray graded the forest service road twice, graded Falls Creek Main, readied the spray rig for thistle spray operations, cleaned up the equipment shed, assisted the Beautification Committee, and various other monthly tasks. Phillip Huss has been hired to assist Ray during the summer months.

COMMITTEE REPORTS

Architectural Committee

Susan Ruggera reported that the ACC is meeting monthly. All residents are reminded to contact an ACC member prior to initiating any exterior construction or remodeling projects. The Committee is developing a spreadsheet to track Ranch residents' projects. The ACC has made minor changes to the rules packet to reflect provisions of the S101 (HOA) bill. The Common Property Committee will make similar minor changes to their rules packet. The next ACC meeting is scheduled for June 14, 8:30AM at Kathy Redford's house.

Regarding the Ranch plat re-survey, the County Surveyor has issued a recommendation that all Ranch roads should be surveyed and included in the plat. Mike McQuinn continues to follow-up with the Surveyor and County Planners regarding our viewpoint that the roads are part of Ranch common property and do not need to be specifically surveyed.

Common Property Committee

The Board would like to thank all residents who participated in the annual community workday on May 19. Special thanks to Don Southworth for coordinating the event.

Jim McCarthy reported that the Committee is looking at ways to dispose of heavy duty fence wire found on the Ranch. During May the CPC removed several beetle trees and completed much of the annual spring spraying. Jim is also modifying the CPC rules to be in line with S101.

Byard Peake reported that we need to quantify and report our actions on fire mitigation. Some insurers may not cover high fire risk homes in the future. We also need to report on our grant money use to the USFS. Byard will prepare a summary report for Board review.

Byard will also continue to monitor the locks on the fire exit road gates.

Roads Committee

The Forest Service received at least one appeal of its Decision Notice on April 11 recommending transfer of the road easement to LaPlata County. Steve Dowler will continue to coordinate with the Forest Service and the County Roads Department to plan for finalizing the three-way agreement to modify the legal descriptions and implement the road surface improvement, concurrently with the Forest Service appeal process. Construction would likely occur late summer 2007. FCR funds (notes) would be required within 30 days of signing the agreement.

Lake Committee

Robin Southworth has agreed to be chair of the Lake Committee.

During May the lake raft was repaired and placed in service; and the beach was graded. The Board also authorized purchase of a storage box for beach toys; items left unboxed on the beach will be discarded. Don Southworth reported that the oars from the FCR safety boat are missing.

In preparation for the upcoming summer season, the Board wishes to reiterate some of the basic rules regarding lake use:

Boats should only be stored in the designated area between the beach and dry hydrant access area (except for the designated emergency rescue boat). Boats stored outside of this area pose a safety hazard and/or interfere with others' use of the lake, and will be removed. Boats should also have a valid FCR registration sticker (obtainable from Warren Kerzon, 259-0796) and should be locked when not in use. The grass between the beach and the boat storage area will be mowed to make access to the boat storage easier.

Personal property should be removed from the beach area and taken home or stored under the owner's boat. Personal property left unattended at the beach will be discarded. Note that the beach chairs are the property of the Ranch.

The beach is a sand beach; rocks and boulders should not be placed on the sand. Dogs and cats are not allowed at the beach.

Residents are requested to post a notice one week in advance on the bulletin board when inviting groups to enjoy the lake, and must be present during their visit (a calendar will be provided to track groups). Members must accompany their day guests at the lake, in addition to providing them with a temporary orange FCR vehicle pass. House guests should also be accompanied unless they are provided with a temporary plastic FCR pass meant specifically for house guests. Temporary orange day passes can be obtained from Warren Kerzon (Warren also has the circular blue and white FCR resident stickers). Glenn Sears (phone 247-5843) has plastic house guest passes. For part time residents, it is suggested that you obtain your "blue and white" FCR resident sticker from Warren, put it on an index card, laminate the card, then bring this with you for ranch visits to place on the dashboard of your rental vehicle. The biggest problem at the lake is guests without required passes. There is also a problem with unauthorized users at the lake. Members should challenge individuals they encounter without passes and ask them to leave. Nonresidents may be prosecuted for trespass.

All children under 14 must be accompanied by an adult while swimming. Unaccompanied children under 14 must wear life jackets while in boats.

In general, we expect all lake users to be respectful of other residents' rights to enjoy the lake.

Utilities Committee

Eb Redford, John Ritchey and Clyde Church continue to work with Ed Zink regarding his objection to our application for increased water rights. A draft agreement has been forwarded to Zink for his review. The Utilities and Dam Committees are also investigating costs to repair the dam outlet valve.

Geoff Titus of the Colorado Division of Water Resources has visited the Ranch several times recently to observe our use of irrigation water rights for the lake meadow. Byard Peake reported that Geoff has agreed that we met our credit for 2007 per our usage right. The Board authorized formation of an Irrigation Subcommittee under Utilities to track these issues; Byard Peake agreed to coordinate the work.

The Board wishes to remind all residents that the area is still in a drought condition, and that we all need to be mindful of water conservation. Ranch covenants prohibit use of sprinklers (drip or hand watering only) and gardening in excess of 1,000 square feet. Please help us to conserve this valuable resource.

Agreement has been reached with LPEA to provide a secondary electric feed to the Ranch. This work will be completed during fall, 2007.

Eb and Don Southworth will investigate potential purchase of a locator device to identify subsurface utility lines.

Beautification Committee:

The Committee continued work on the Ranch entrance area. Specific work on the entrance circle will be postponed pending completion of the Forest Service / County Road work this year.

Horse and Corral Committee, Communications Committee, Dam Committee:

There was no report for this month.

Old Business

Gale Marinelli and Glennie Ritchey have nearly completed the updated newcomer packet. The finished document will be posted on the website and used for orientation of new residents.

New Business

Byard Peake and Jack Irby performed an analysis of the potential applicability and benefits regarding tax benefits of conservation easements. They are waiting to hear back from Kathy Roser after her discussion with the LaPlata Open Space Conservancy Board, so no decision has been made as of yet to pursue this proposal.

TREASURER'S REPORT

The Board has developed two draft budgets for FY07-08. The favored budget assumes our participation in funding the Forest Road paving project. This will involve the payment of interest on promissory notes funded by Ranch residents as approved last year. Mary Irby will contact residents when funding of the promissory notes is required. A back-up budget has also been developed should the road project not proceed this year and maintenance be required for the Forest Road.

Following is the Treasurer's Report for May 2007:

1010 Special Bank Acct-F.S. 3679	\$4,540.23
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1020 CD 22277 (matured 5/29/07) Account)	0.00 (deposited in Operating
1300 Vectra Bank Op Acct 5137	56,864.06
Total Operating	\$61,404.29
1310 Vectra Bank Cap Acct 5145	22, 118.35
1210 Vanguard Cap. Acct. 8313	42,398.89
Total Capital	\$64,517.24
Grand Total	\$125,921.53

The next Board meeting will be the Annual Meeting on July 14, 9:00AM at the picnic grounds.

Respectfully submitted,
Barry Bryant, Secretary