

MINUTES
Falls Creek Ranch Association, Inc.
Board of Directors Meeting
March 12, 2008

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., (FCRA) Board of Directors (BOD) occurred on March 12, 2008. Present were BOD members Barry Bryant, Mary Irby, Jim McCarthy, and Eb Redford. BOD member Gale Marinelli was absent. Also present was Byard Peake, Fire Wise Ambassador and Ranch Liaison. The meeting was called to order at 7:10 PM. Mr. Redford joined the meeting at 7:15 PM.

1. Approval of Minutes.

By motion duly made, seconded, and unanimously approved, the Minutes of the February 7, 2008, BOD meeting were approved subject to the correction of two (2) non-substantive typographical errors.

2. Member/Resident input.

None.

3. Committee Reports. No written reports were submitted.

Ranch Liaison. The BOD concurred with Chair Peake's proposal to present his written monthly reports as executive summaries of work done, equipment issues, employment issues, and other matters within his purview. Chair Peake indicated water reports will be sent to the Utilities Committee.

Fire Wise. Ambassador Peake reported that he has submitted a proposal to the Southwest Conservation Corps for assistance in removing downed trees and limbs. If approved, the Corps will provide labor and a chipper to FCRA at reduced rates.

Utilities/Dam/Lake. Eb Redford on behalf of the combined committee reported out flows from the lake have been increased in anticipation of heavy Spring run offs.

4. Treasurer's Report.

Treasurer Irby's written report indicated the following account balances as of March 12, 2008: Operating Account, \$97,173.75; and, Capital Account, \$107,222.13 of which \$40,000.00 is designated for Forest Service Road paving. Nine (9) assessments are delinquent totaling \$11,142.62. Follow up notices have been sent to delinquent members and, if necessary and approved by the BOD, liens will be filed or foreclosure actions initiated as appropriate. Treasurer Irby reported the previously approved FCRA Paving Notes will be issued on or before May 1, 2008, to subscribers at a rate of 6% for 2007/2008, proceeds to pay a portion of the cost of paving the Forest Service Road.

5. Old Business.

Discussions are ongoing regarding FCRA insurance, ACC Rule and Regulation revisions, the LPEA Mason Cabin/Church Camp easement, improving BOD and Committee efficiencies, the BOD Procedures Manual, and Colorado SB's 05-100 and 06-89.

The revised survey of Falls Creek Ranch may, according to surveyor Hal Church, be completed in April, 2008.

By motion duly made, seconded, and unanimously approved, the BOD approved an expenditure not to exceed \$3,000.00 to purchase emergency electrical generators for the caretaker's home and the maintenance building. Purchase to be administered by BOD member Redford.

6. New Business.

Snow Clearing/Road Equipment Options/Grader Snow Wing.

After discussion of the Association's experiences this Winter with snow removal and related equipment issues, the BOD authorized President Bryant to appoint a Working Group to review current plans, procedures, and equipment and report its findings and recommendations for improvements to the BOD. The BOD noted with approval the proposal to exchange the grader's ripper for a new snow wing at no cost to the Association.

Ranch Equipment/Labor Charges.

After discussion, the BOD asked Secretary McCarthy to prepare a draft set of Rules incorporating the following procedures and fees for use of the Association's backhoe, brush-hog, and chain saws by Association members:

- a. Ranch Liaison will coordinate and approve all requests for equipment use. Within adopted Rules, Ranch Liaison may establish procedures. Ranch Liaison has final say in use of equipment. FCRA needs come first. ACC approval of project required in advance if appropriate.
- b. Equipment may only be used on an Association's member's property located within Falls Creek Ranch.
- c. The rate for use of the backhoe with its operator is \$70.00 per hour charged in one (1) hour increments with a minimum of one (1) hour. Only the Ranch Caretaker is allowed to operate the backhoe.
- d. The rate for use of the brush-hog is \$20.00 per hour charged in one (1) hour increments with a minimum of one (1) hour.
- e. FCRA accepts no responsibility or liability for any injury or damage to

person or property resulting from the use of its equipment by Association members. Members using FCRA equipment are responsible for returning it in the same condition as they received it, fair wear and tear excepted.

- f. Chain saws may be used without cost subject to availability on a first come, first serve basis, subject FCRA needs. Chain saws must be returned to the maintenance shed before 5:00PM each day. Users responsible for fuel. Ranch Liaison to establish procedures. Users accept responsibility for injury to person or property and represent they know how to operate the equipment in a safe manner.

President's Absence.

President Bryant will be traveling during the next month. In his absence, the other BOD members will deal with Association matters on an as available basis.

7. Next Meeting. April 30, 2008, at the Irby residence.

8. Executive Session. By motion duly made, seconded, and unanimously approved, the BOD adjourned to Executive Session to discuss the status of and expenses related to pending litigation involving water rights.

9. Adjournment. At 10:25 PM the Executive Session ended and the BOD by motion duly made, seconded, and unanimously approved adjourned its regular meeting.

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

Jim McCarthy, Secretary

April 30,2008