

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

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on March 12, 2015. Present were President, Tom Jones; Vice-President, Lisa Hicks; Treasurer, Sue McCarthy; Secretary, Deirdre Heine; and At Large, David Hardy. Also present were Mary Ann Bryant, Sara Carver, Phil Boroff, Mike Hicks, Lisa Eckert, Eb Redford, Sandy Turner, Peggy Yotti and Jim McCarthy.

1. APPROVAL OF MINUTES

The minutes of the February 2015 Board of Directors meeting were amended to include the Beautification Committee report. A motion, duly made by David Hardy to approve the minutes was seconded by Sue McCarthy and unanimously approved.

2. LIAISON REPORT

A report on the Ranch Operations was submitted by Byard Peake.

3. TREASURER'S REPORT

Sue McCarthy, Treasurer, reported:

- The Treasurer submitted financial statements for February 2015.
- Collection Policy: A motion was duly made by David Hardy to approve the FCR Collection Policy dated March 12, 2015 with the amendment to the Notice of Delinquency as noted in paragraph VII b and to authorize the Treasurer to adjust paragraph 1b to reflect new due and delinquent dates. The motion was seconded and unanimously approved.
- The Association Reserves report and Reserve Study Workgroup report were presented.
- A special board meeting will be held on April 7 to review in depth the Association Reserve report and reserve funding options. This meeting will be open to the membership. Handouts will be distributed at the meeting. In addition, a Town Hall meeting will be held at the Fire House on April 25th to present the Reserve Study and funding options to the membership.
- Our CPA prepared FCR taxes for 2014. Federal and Colorado State taxes have been submitted.

4. COMMITTEE REPORTS

Architectural Control Committee

Mary Ann Bryant, Chairman
No report

Beautification Committee

Nancy Wallace, co-chair, reported via email:

- The Entrance committee met and discussed various options for the re-design of the entrance to Falls Creek Ranch.
- Feasibility of speed bumps and/or cattle guards were discussed for speed control options.
- Local contractors will be submitting designs/proposals for a new entrance arch. The current Falls Creek Ranch sign would be relocated and preserved for its historical significance.

Common Property Committee

Phil Boroff, Chairman, reported:

- Jim Grizzard is heading an assessment team to locate and remove infested trees on common property.
- The team has inspected an estimated 85% of common property and found several additional infested trees since last month.
- The team anticipates having 95% of common property inspected within the next 30 days.
- The team has received reports from seven property owners and will follow up as weather permits.
- The team is working details to have infested trees cut down and removed. This work needs to be completed before the beetles resume activity around May.
- The board released an email to request individuals inspect their properties or request help to do so within the next 60 days. The team has received reports from seven property owners and will follow up as weather permits.
- Within 60 days, the team will present executable prevention options to the board.
- The committee is pursuing a small county grant to assist with weed mitigation.

Dam Committee

Mike Hicks, Chairman, reported:

- Turner Reservoir Emergency Plan: Currently updating the EAP. Once the EAP is complete and approved by the CDWR Dam Safety Engineer, copies will be sent to the appropriate plan holders.
- The reservoir is currently 7.6 feet below full and no calls are in place. Irrigation season begins April 1 and we expect Zink and the USFS to make calls for their full water rights at that time.
- Native Cutthroat Project: Temperature testing of the lake shows the lake temps to be at the low end of acceptable for Native Cutthroat. CP&W recognizes this is most likely due to the lake level being 8 to 9 feet low during the testing period. (Higher lake levels would result in lower temperatures.) As a result, CP&W proposes to delay the rotenone treatment and introduce approximately 2,000 Native Cutthroat into the lake in late August 2015. The next step is to observe the development of the fingerlings until August 2016. If the development of the fingerlings meets the criteria of the CP&W, which they expect, the rotenone treatment will take place in the fall of 2016.

Firewise

Sara Carver, Chairman, reported by email:

- Steven's Grant Update: The Steven's Grant work is progressing. Most of the tree cutting has been done but not all. Slash will be removed as weather permits. Air curtain burner still in use by the slash pile.
- Steven's Grant Extension: The additional 9 or so acres have been funded. This brings the total acreage to approximately 53 acres. The contractor, or Sara Carver, is available to answer any questions regarding the mitigation project. Feedback is appreciated.
- Firewise financial update: Grant reimbursements take several weeks to receive. However, only one reimbursement is pending from a recent payment to the Contractor in the amount of \$15,000 bringing total reimbursements for the Steven's Grant to approximately \$100,000. Total grant award is \$115,200.
- The Watershed Project, utilizing the second of our two Firewise grants, is waiting to begin once the Steven's Grant work is further along.
- Firewise Day: Working with CPC to establish a date for Firewise Day. Firewise Day will most likely be combined with the Annual Clean-Up Day.
- Those who have worked on the beetle tree assessment project need to submit their hours to Paulette Church. You can use the form found on the FCR website or just send an email to Paulette with "2015 Firewise Hours" in the subject line.

Horse Committee

Lisa Eckert, Chairman reported:

- The horse trails on the Ranch were discussed.
- A motion was duly made by David Hardy to approve the use of the trails as set forth in Lisa Eckert's report of March 2, 2015. The motion was seconded by Lisa Hicks and unanimously approved.
- The L.L.C. draft will be submitted to our attorney for input.

Lake Committee

Barbara Belanger, Chairman

- Sue McCarthy indicated that we do not currently have the money in our budget to cover the sand replacement requested last month by Barbara Belanger. We will need to wait until the end of this winter to determine what monies can be directed to this request.

Road Committee

Barry Bryant, Chairman, reported via email:

- The Road Committee will soon begin planning for the springtime road work and mag chloride applications. Only two cul-de-sacs (Rockridge and Sunrise) have indicated a desire for the mag chloride. Barry will calculate their contribution and forward that information to the Treasurer prior to the next Board meeting.

Utilities Committee

Eb Redford, Chairman, reported:

Well #4

- On February 16, the Well #4 pumping process was terminated. Water samples were taken from Well #4, plus Well #1 and Well#2 for comparison and sent to Green Analytical Labs for testing to include: Hardness, TDS (Total dissolved solids), Iron, Sulphate, Calcium and Magnesium. The lab results were provided by Green Labs. The results were generally the same as previous tests from 2004 through 2013, i.e., high Iron, TDS and sulphates. The Utility Committee's Barry Bryant, Chris Heine and Eb Redford plus Mike Hicks, Clint Brooks and Hydrologist Win Wright via speaker phone met for two hours on March 3 to consider next steps. After considerable discussion the following steps were agreed:
 1. Review a price quote from Brooks Well Service for the following:
 - Pack (Seal off) the well with weighted Bentonite chips from the well bottom at 490 ft up to 420 ft which is above the most likely source of "bad water". This requires pulling the pump and pump string from the well hole.
 - Wait a week to allow the Bentonite chips to "swell" and seal off the well at 420ft.
 - Run the pump for several days to "purge" the disturbed debris.
 - Take new water samples and submit to Green Labs for analysis.
 2. If the Brooks Wells Service quote is agreeable, proceed with the project plan.
 3. Review the new sample test results from Green Labs and if still "bad", i.e., the water is still not reasonably treatable, meet again to decide the next course of action which may include sealing off the well from 420 ft up to 360 ft.

Well #2 Rehabilitation and pump replacement

The following work was completed on January 16:

- Lowered a "sand pump" down the hole to remove the loosened casing corrosion and other debris accumulating at the bottom of the bore/well hole.
- Installed the new pump and galvanized pipe string.
- Chlorinated new parts and flushed the well until the water ran clear.
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On January 27th the new pump was put back into production with water going into the Upper tank and distribution system.

AWC-FCR Water Connection Study

- February 12: Barry Bryant, Mike Hicks and Eb Redford met with Bob Blair and John Schwob

of Red Ridge HOA to discuss the possibility of gaining right- of-way access across Blair's property for a new water pipeline from CO 203 to the FCR Distribution System. We reviewed their existing pumping station location, possible routes across the northern side on his property and the project in general. Nothing definite was agreed. However, Blair is very amenable to granting an easement if the chosen route crosses his property.

- February 26: Barry Bryant, Mike Hicks and Eb Redford met with Animas Water Company (AWC) consulting engineer Cap Allen at the AWC offices on CO 203. General Mgr John Ott was away on vacation. We discussed various routes, a possibility of AWC assisting Falls Creek Ranch with some infrastructure work that would benefit AWC over the long term in installing a new water tank and a couple of possible AWC tank locations. The latter could be a location on Falls Creek Ranch property with a feeder pipeline running along the Church Camp road up to the Fire Exit Road. Another possible location is on Trimble Hot Springs property adjacent to Falls Creek Ranch property. Any new AWC tank must be sited at the same elevation as their two existing water tanks to eliminate the need for Altitude valves to prevent overflowing the tank.

New Colorado State Water Regulations

Effective April 2016, there are new regulations that will impact operations of the Falls Creek Ranch Water System:

- Distribution Systems chlorine detection measurements: Will require the water operator to measure levels at various points throughout the system to insure the chlorine levels are greater than 2 parts per million.
- Water Tank Inspections: Will require a visual inspection of the outside of a tank on a quarterly basis and an inside/outside inspection of a tank every 5 years, similar to the inspection/cleaning we completed in January of this year at a cost of about \$3,000. A tank inventory must be developed to include a written plan of maintenance actions.
- Operations Plan: The Operator in Responsible Charge (ORC) Ray Smith must develop a systems operation manual. He may delegate system operations tasks to another certified operator if he is away on vacation or training, only if the plan is in place. Currently the only other certified operator is home owner Eb Redford.

5. OLD BUSINESS

No old business was discussed

6. NEW BUSINESS

No new business was discussed.

7. NEXT MEETING

The next regular FCR Board of Directors Meeting will be held on Thursday, April 2, 2015 at the home of Sue McCarthy.

A special Board meeting will be held on April 7 at the home of Deirdre Heine from 9:00 a.m. to 12:00 p.m. The purpose of this meeting is to review in depth the Association Reserves report and reserve funding options. This meeting will be open to the membership. The Association Reserves Reserve Study, along with the Study and Analysis generated by the Reserve Study Work Group, originally to be distributed prior to the Special Board meeting, will instead be handed out to attendees at the meeting.

There will be a Town Hall meeting on April 25 at the Fire Hall from 9:00 a.m. to 12:00 p.m. to present the Association Reserves Report and to present funding options to the membership. Open discussion will follow. This meeting is open to the membership.

8. ADJOURNMENT

The Board, by motion duly made by David Hardy, seconded and unanimously approved, adjourned the regular meeting at 9:30 p.m.

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

Respectively submitted,

Deirdre Heine
Secretary
March 12, 2015