

MINUTES
FALLS CREEK RANCH ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 14, 2012

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on March 14, 2012. Present were: President, Mary Ann Bryant; Vice President, David Rohdy; Treasurer, Jim Wallace; At Large/Asst. Treasurer, Kelly Lupton. Secretary, Becca Steinbach was not present and David Rohdy took meeting notes in her absence.

An Executive Session was held from 1:00-2:00 pm to discuss water rights litigation. Jim McCarthy, liaison for the Board to the FCR attorney concerning water rights, gave an update of the litigation status.

The Regularly Scheduled Meeting started at 2:00 pm. Byard Peake joined the meeting at this time.

Jim McCarthy presented his draft structure of an Alternative Dispute Resolution and Covenant Enforcement procedure (as required by State law) to the Board. The Board instructed Jim to proceed with the proposed format. Jim then left the meeting.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the February 21, 2012 Board meeting were approved as submitted.

2. LIAISON REPORT

Byard Peake, Liaison, presented the following report, received earlier via email:

There are two-250 gallon propane tanks not certified. This was discovered last fall and Amerigas told Ray he would fill the Ranch house tank for this winter, but in the spring they need to be certified. The Ranch bought the tanks from Farrel, which I cannot find a listing for in the phone book. I'm still looking into getting the tank certified. One tank is at the equipment shed and no longer used. The other tank is behind the Ranch house which is difficult to fill in the winter. If we can't get the Ranch house tank certified, my suggestion is we get a new 500 gallon tank and relocate for easier access. I also suggest we use Basin Coop because I believe their fall fill rate (\$2.20/gal) is the cheapest in town.

Ray is lining up a water truck to be used when grading the roads. He also wants to get the mag. chloride ordered and needs to know how much money he can spend.

Ray is going to take some vacation time for the next five days or so. The weather looks good and it is too early to start the roads. He is not leaving the Ranch, but wants to work around the Ranch house

Ray Smith submitted the following report via email:

During the past month tasks performed have been;

- ❖ Plowed snow
- ❖ Assisted Mobile Fleet Service in repairing backhoe
- ❖ Worked on road troubled areas with grader
- ❖ Started new data template for FCR
- ❖ Downloaded annual monitoring schedule

Major tasks performed:

Plowed snow several times throughout the rest of February and into March, roads are potholing in the regular areas, have been working mostly FCR main. Assisted Sean with Mobile Fleet Service in repairing the fan belt on backhoe, (specialty tools were needed). It was less expensive to hire help than purchase a tool to perform one task. Have been working troubled areas on FCR roads. Getting ready for spring mag application. It is too early in the spring to pull bar ditches and prep roads, only able to work dirt several hours a day will need to set up a water truck to perform the task. Inquiring availability with Bonds Construction to get some idea of price. Mag usually applied by mid to late May. Have begun new data template with FCR a bit shaky on first submittal will correlate with FCR to refine data needed. Need to get with Eb R. I understand new CCR format available cutting compilation down considerably.

Upcoming tasks:

- Complete CCR's
- Revise necessary state documents on O.R.C. change
- Begin working roads planning Mag Chloride

3. COMMITTEE REPORTS

Architectural Control Committee

No report.

Beautification Committee

No report.

Common Property Committee

The following combined report for the Common Property and Firewise Committees was submitted via email from Chairpersons Jim Winzell and Judy Winzell:

Common Property & Firewise Report

CWPP Project Status on Common Property

- **Project 1a:** CSFS ESF Grant, \$4,230
 - Remaining work postponed until Spring due to ground conditions
 - To get partial reimbursement for FCR, Judy needs the Hinkley invoice to submit the paperwork— she asked Jim Wallace last month to mail it to her. **Still need this from Jim**
- **Project 8.0:** CSFS Fuels Mitigation Grant, \$20,000
 - Submitted partial reimbursement (\$15,525) forms to the CSFS on 27 Feb.
- **Project 7.0:** Anchor a fuel break to the north meadow on a steep slope located on its east side (below lots 86 and 83)
 - 1.1 acres remain to be mitigated—work will continue in the Spring

- **Project 11.0:** Mitigate hazardous fuels on common property above and below owners' lots
 - Phase I complete
 - Phase II start will depend on additional government funding (see below)

New Grant Announcements

1. FCR applied (March 8) for \$50,000 from the CSFS Colorado Forest Restoration Pilot Grant Program.
 - This will be Phase II of Project 11.0
 - The focus of this grant is on watershed and water supply protection and will be a 60/40 match
2. FCR applied (28 Feb.) for \$7,500 from the 2012 FireWise Mini-Grant Program
 - Barry Bryant completed the application for Phase II roads upgrades

Future Activities

- Will contact agency partners to participate in the 2 June Fire Awareness Day, 10a at the Fire Station
- CPC Clean-up Day will be held 1 week later: 9 June convening at 9a at the picnic area; reconvene for lunch at noon
- Still awaiting the FCR Firewise Communities USA award
- Will pursue grant funds to correct the trenching in Dyke Canyon. This could be a Good Neighbor Program Project due to adjoining public and FRC lands
- Continue to investigate the Dry Hydrant issue
- Develop 2012 CPC Action Plan
- Kick off the 2012 CWPPT and CPC meetings focusing on completing Projects begun in 2011 and preparing for new Projects using grant funding

Dam Committee

No report.

Firewise Ambassador

See combined report above, under Common Property Committee.

Horse Committee

Committee Co-Chair Carol Ritcher submitted the following report via email:

The pastures and the areas surrounding the barn will be harrowed the first of April, weather permitting. Irrigation of the two pastures will begin approximately beginning of May, when we get the go ahead from Byard Peake. Lisa and Steve Autry have joined the Horse Committee to help with irrigation and to share their past knowledge of the system as well as the USDA report that was done. Ground preparation and construction of the new horse loafing sheds will begin in June as soon as we get an accurate horse head count and all committee members return for the summer. Tree cutting will begin the end of March to complete our fire mitigation project, all hours will be reported to the Firewise chair to be used to obtain grant money. Spring cleanup has begun!

Lake Committee

No report.

Road Committee

Chairman Barry Bryant submitted the following report via email:

All equipment is functioning.

Mud season is in full swing. Ray will continue to address specific areas as needed during this time. A load of base will be ordered now to fill the depression at Main and Mason Cabin.

Road work will begin in earnest in April. Ray will pull the ditches and numerous loads of base will be applied to selected areas. Mag Chloride will be applied early May.

We have also applied for a mini grant to continue the road work we started last year. The specific work to be done will be somewhat dependent on the amount of funds granted (if any).

Utilities Committee

Co-Chairman Eb Redford reviewed status of the following projects:

- Rules & Regulations review – no progress yet.
- Development of a Procedures Manual for operation of our water system is underway.
- Development of our Source Water Protection Plan is underway. An official kick-off meeting with concerned parties will be held in April.
- Water Treatment System – design continues for the structures to house the system as well as the software needed to run the system.

4. TREASURER'S REPORT

Treasurer Jim Wallace reported the following:

- Most spending is on target to-date, with the exception of legal fees associated with our water litigation.
- Four homeowners still have not paid their assessments, and Jim will be following up with each of them personally.

5. OLD BUSINESS

CCIOA Required HOA Policies

- As noted above, the development of an Alternative Dispute Resolution procedure was discussed with resident Jim McCarthy, liaison to the Board. Jim will continue to work on a draft document to be reviewed by the Board.

Common Property Use Agreements

- As noted in last month's meeting notes, our HOA lawyer is still developing a draft lease agreement with homeowners who have exclusive use of some areas on the common property, such as the Tennis Courts and Horse Corrals, as well as for any other future common property usage.

6. NEW BUSINESS

There was no New Business.

7. NEXT MEETING

The next FCR Board of Directors Meeting will be held April 25, 2012 at 2:00 pm at the home of Kelly Lupton.

8. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 4:30 pm.

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

Respectfully submitted,

David Rohdy
Vice President
March 14, 2012