

**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 15, 2016 at the home of Deirdre Heine. Present were President, Jim McCarthy; Treasurer, Larry Hansen; At Large, Peggy Yotti and Secretary, Deirdre Heine. Also present were Scott Southworth, Mary Ann Bryant, Mike Hicks, Chris Heine, Doug Parmentier, Barbara Belanger, Robin Southworth and Ed Kileen.

**1. APPROVAL OF MINUTES**

A motion, duly made by Jim McCarthy, to approve the minutes of the January 19, 2016 Board of Directors Meeting was seconded and unanimously approved.

**3. APPROVAL OF AGENDA**

Jim McCarthy added two issues to the Agenda: Entrance gate closure and Legal opinion of Zink agreement.

**4. LIAISON REPORT**

Scott Southworth reported:

With the mud season upon us, road and culvert work are a work priority. A preliminary plan to grade, gravel and apply mag chloride to the Ranch roads has been compiled and the work is expected to be completed in April. Our Ranch Manager, Ray, is working with contractors to confirm pricing and schedule the work. Work on the culverts is slated to begin shortly and will be conducted in phases. We have met with Bonds Construction to prioritize the work and get price estimates.

Jim McCarthy wants residents to be notified prior to the beginning of the scheduled road work.

Ray will begin important structural repairs to the equipment shed this week and we will be consulting a contractor. Ray has budgeted carefully as we planned these projects and which will be well executed, on time and under budget.

**3. TREASURER'S REPORT**

Larry Hansen, Treasurer, reported:

- Larry Hansen presented the Accounting, Budgeting and Financial Reporting Policies for the Board's approval. Jim McCarthy moved to approve the Policies as presented and Peggy Yotti seconded the motion and it was unanimously approved. The policy will be

uploaded to the Ranch website and will be effective after 30 days in conformance with the Member Resolution Regarding Policy Adoption.

- **Projected end of fiscal year cash balances:** No major non-budget items I am aware of, other than the structural roof work that will need to be done on the Equipment Shed, which although not budgeted for should not be huge expense. The last budget update done on January 19, 2016 (5 months actual / 5 months budget) projected end of fiscal year cash balances as shown below, which should still be in the ballpark.

Operating Fund: \$37,000

Reserve Fund: \$80,000

Grant Fund: \$9,449 carry-over balance

- **Past due accounts:** One member (unimproved lot) still in default on payment of this year's HOA dues and eight months behind on paying water invoice billings. Collection process will begin as per FCR Collection Policy.

After the Treasurer's Report, Larry introduced the revised and updated website and new website for board discussion. It was agreed to combine the two websites into one and allow open access as other HOA's are doing for all content except that intended mainly for board and committee use, which will be password protected, and continue forward with implementation. Several members present support the Covenants and Bylaws being available for viewing by the public.

Jim McCarthy and the rest of the Board thanked Larry for his efforts in reworking the website.

#### **4. COMMITTEE REPORTS**

##### Fire Wise Ambassador

No new business

##### Architectural Control Committee

No new business

##### Beautification Committee

No new business

##### Common Property

- A burn permit for the slash pile has been obtained but we are still waiting for the Fire Department to set up a time to monitor the burn.

##### Water and Dam Committee

Mike Hicks, Chairman reported:

- Irrigation season begins April 1<sup>st</sup>. Zink most likely will make calls for water under his priorities on Falls Creek. The USFS will be working on the wetlands and will likely make no calls.
- Mike Hicks gave an update on the Cutthroat program. Last summer the CPW released 150 Cutthroat trout into our lake. In the fall, the trout appeared to be doing well. They will be checked again in April due to concerns about the water temperature. If all is well, a Town Hall Meeting for interested FCR residents will be held to discuss the next step in the process which will be treating the lake water with Rotenone in October and then restocking the lake with Cutthroat and establishing a sustainable Cutthroat fishery. All of this work is being done at no charge to the Ranch and is part of a statewide project to reintroduce the Cutthroat trout to its native environment.

### Horse Committee

The signed LLC agreement was turned into the Board.

### Lake Recreation and Beach Committee

Barbara Belanger, Co-Chair, reported:

- At the August FCR Board of Directors (BOD) meeting, the BOD gave the go-ahead to take a look at the Rules & Guidelines for revisions. VP, Mike McQuinn, is assigned as our contact with the BOD. Denny Ehlers has offered to help "find new solutions to old problems". New proposed lake rules will be presented for review at the April BOD meeting.
- **Spring 2016 Project:** Mow and terrace/level the area to the South of the Main Beach for more space. Transfer two picnic tables from the picnic area to this area. Remove all canoes from the racks. Relocate the North rack further to the West (this will involve some tractor work and muscles). Mow and terrace/level the vacated area. Bring in materials to repair damage from run-off and add material to the vacated area.
- The Board reaffirmed that the Water and Dam Committee will have the responsibility of the fish in the lake including the Cutthroat project. Robin Southworth is a member of both the Lake Recreation and Beach Committee and the Water/Dam Committee.

### Road Committee

Ed Kileen, Chairman, reported on the Spring Road Budget:

- Culverts: \$3000.00
- Gravel Application for road base: \$11,046.00
- Mag Chloride application: \$12,545.00
- Water truck with driver: \$5320.00

## Utilities Committee

No new business

### **5. OLD BUSINESS**

Entrance gate: There was discussion regarding the implementation of the opening and closing of the gate. Both sides of the gate were left open throughout the winter. Beginning April 1, one side of the gate will remain open through the Fall. Doug Parmentier will facilitate the openings and closings of the gate.

### **6. NEW BUSINESS**

Chris Heine suggested purchasing a double-wide shed for the protection of Ranch's air curtain burner at the slash pile for an approximated cost of \$1800. Chris will further research the issue.

Mike Hicks requested that a legal opinion of the Zink water agreement be sought to clarify how much water can be released to him. The Board approved the expenditure of up to \$1000 for the written legal opinion.

### **7. NEXT MEETING**

The next Falls Creek Ranch Board of Directors meeting will be held on Tuesday, April 19, 2016 at 6:00 p.m. at the home of Peggy Yotti.

### **8. ADJOURNMENT**

The Board, by motion duly made by Deirdre Heine, seconded and unanimously approved, adjourned the regular meeting at 8:30 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 15, 2016