

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, 2017 at the home of Jim McCarthy. Present were President, Jim McCarthy; Vice President, Michael McQuinn; Treasurer, Larry Hansen; At Large, Peggy Yotti and Secretary, Deirdre Heine. Also present was Eb Redford.

1. APPROVAL OF MINUTES

A motion, duly made to approve the minutes as amended of the February 15, 2017 Board of Directors meeting was seconded and unanimously approved.

2. APPROVAL OF AGENDA

The agenda was approved with the water discussion moved under the Treasurer's report.

3. LIAISON REPORT

Mike McQuinn reported:

Our Ranch Manager, Ray Smith, performed the following tasks during the last work period:

- ❖ Collected and delivered bacteriological samples.
- ❖ Plowed snow on two occasions; widened FCR Main, Oakcrest, and Dyke Canyon / Bear Scat.
- ❖ Performed maintenance on road grader and GMC.
- ❖ Started spring clean-up around equipment shed and Ranch House.
- ❖ Purchased needed materials to install tap and meter pit to Lot #17. Unable to get confirmation to perform task. General Contractor advises it could be within a week
- ❖ Eb and I worked together trouble shooting two meters not reading. One appears to have come back while the other is still under study.

Next month plans are to meet with Ed Kileen to discuss plans on Spring roads, secure / rent a water truck and lay down road base. Although the dry hydrant is accessible, conditions are currently too muddy. Also, to discuss the application of Magnesium Chloride. Request to meet with FCR and correlate repair to equipment shed roof, and discuss possible maintenance upgrade to Ranch House. Will be requesting carpet for downstairs (16yrs) and possibly upstairs 20+yrs. Also, the request for revising the basement insulation as a priority.

4. TREASURER'S REPORT

Larry Hansen, Treasurer, reported:

1. Current cash balances as of March 15, 2017:

- a. Operating: \$277,875
- b. Reserves: \$99,398
- c. Grants: \$16,700

2. Second half HOA dues due end of February for those paying in two installments.

Currently there are two members past due on both the first half and second half installments, and three members late on second installment. Reminders have been sent and interest is being accrued. Will continue to monitor and if it is determined a lien will need to be filed (as was done last year then later paid and released), attorney fees and accrued interest will be included.

3. Annual HOA registration renewal completed.

4. Annual insurance renewal has been completed and insurance summary has been posted to website.

5. Budget planning for next budget year will begin next month.

In discussing the way forward for the Animas Water Connection, the securing of the property easement and Animas water tap is the first concern. The costs of these will be included in the budget planning for the next fiscal year. Additional discussion focused on the repair of our aging water distribution infrastructure and a plan for financing both the AWC and the repairs to the distribution system. A Finance Committee will be formed to look into the various financing options available.

5. COMMITTEE REPORTS

FireWise Ambassador

No new business.

Architectural Control Committee

No new business.

Beautification Committee

No new business.

Common Property

No new business.

Water and Dam Committee

Mike Hicks, Chairman, reported via email:

Irrigation season begins April 1st. Zink and the USFS will be able to call for water if it is available.

Horse Committee

No new business.

Lake Recreation and Beach Committee

No new business.

Road Committee

Ed Kileen, Road Chairman, reported via email:

In February, we continued to experience winter conditions combined with some days of spring-like thaw which made for messy roads, but overall the conditions have been consistent with past years.

One issue we are having is the warm weather is softening up the road and creating more potholes; we have bladed sections of the road, but it is hard to get good compaction with the freeze/thaw cycles.

We are looking into our list for Spring and will start looking at culvert maintenance/replacement as the snow clears, but we don't think winter is over quite yet.

Mike McQuinn stated that the front entrance gate, which has been open all winter, will once again be closed on one side beginning April 1st.

.

Utilities Committee

Eb Redford, Chairman, reported:

AWC/FCR Water Systems Connection Project Status Update

We await the results of the Engineering project analysis which are due by March 30, 2017.

Lot 17 Property Development

The meter installation was delayed by the builder until mid-March, weather permitting.

Lot 30 water meter issue

The meter transmitter was replaced, but it is still not collecting water consumption. Ray will manually read it until better weather permits more trouble-shooting

6. OLD BUSINESS

The Board voted unanimously to approve the new Falls Creek Ranch Property Rental Rules. In accordance with the Member Resolution regarding policy adoption, the Rental Rules will be posted on the Ranch website and go into effect 30 days afterwards.

7. NEW BUSINESS

The date for the 2017 Falls Creek Ranch Association Annual Meeting has been set for Saturday, July 15th. Normally the Annual Meeting takes place on the second Saturday of July. Due to a scheduling conflict, the date was pushed forward. Section 3.1 of the FCRA bylaws allows for a change in date.

8. NEXT MEETING

The next Board of Directors meeting will be held on April 12, 2017 at the home of Larry Hansen.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the regular meeting at 7:40 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, 2017