

## **Board of Directors, Falls Creek Ranch Assn., Inc.**

### **MINUTES, March 8, 2007**

Present were Board members Susan Ruggera, Mary Irby, Eb Redford, Gale Marinelli, and Barry Bryant. Also present were Utility Committee Co-Chair Don Southworth, Road Committee Chair Steve Dowler, Horse and Corral Committee Co-Chair Bob Strachan, and residents Lisa Autrey and Dolph Kuss.

#### **Liaison Report**

The Liaison Report and Operators Log were not received as of the time of the meeting.

#### **COMMITTEE REPORTS**

##### **Horse and Corral Committee**

Bob Strachan reported on several concerns relative to the Lake Meadow, irrigation, manure removal, and slash pile access and location. The Board requested that Bob work with Steve Dowler regarding the access road, contact the Common Property Committee relative to slash pile concerns, contact Doug Parmentier for Ray's help to remove unsightly 'junk' from the meadow, and prepare a budget estimate proposal for any Ranch-related work that may be needed in the area. Bob also thanked the Ranch for the loads of wood chips generated during the North Main thinning project last fall.

##### **Architectural Committee**

Susan Ruggera reported that the ACC is meeting monthly. The Ranch plat re-survey is almost complete and is waiting on the County Surveyor (a volunteer position) to document the information submitted and discussed. The ACC will be making minor changes to the rules packet to reflect provisions of the S101 (HOA) bill. Susan will also contact the Common Property Committee to make similar minor changes to their rules packet. The ACC also plans to post a bulletin board notice reminding all residents to contact the ACC prior to any new construction, remodeling, or changes to the exteriors of their property. The next ACC meeting is scheduled for March 14, 8:30AM at Kathy Redford's house.

##### **Common Property Committee**

The CPC will work to update the rules packet for minor changes (S1010, WDZC, etc.) as part of the overall Ranch documentation effort.

Byard Peake will continue to work on replacing the locks on the fire exit road gates.

## **Roads Committee**

Steve Dowler reported that roads are in good shape but have begun to develop some potholing due to the recent thaw. He and Ray will monitor the roads and blade selected areas as weather permits.

Steve also developed a 2007 roads maintenance plan that includes gravel, culverts, and other actions. Steve will also investigate use of a compactor as means to further harden road surfaces.

The comment period closed February 28 for the Forest Service's preliminary Environmental Assessment regarding the transfer of the FS Road to the County. The FS received comments from 43 persons supporting the project and only 4 opposing it. One individual on the Ranch submitted comments opposing the project.

## **Lake & Dam Committees**

There was no report from either the Lake or Dam Committee this month.

## **Utilities Committee**

Eb Redford, John Ritchey and Clyde Church continue to work with Ed Zink regarding his objection to our application for increased water rights. The group is working towards a mutually acceptable lake operating agreement that includes better methods to measure lake levels and outflows, improved methods to predict snowmelt and lake inflows and protecting lake levels based on federal agency drought predictions and recent regional rainfall statistics. The March 2007 Water Court trial date has been deferred to allow the parties more time to reach a consensus operating agreement. The technical hydrologic work has been completed and now a legal agreement is being drafted. Eb also reported that Clyde Church is working to update the lake emergency plan that will function in concert with the proposed operating agreement.

Eb also continues to work with the LaPlata Electric Association to install a second power feed to the Ranch. Basically this would be an electric cable buried under the church camp fire exit road which would tie into the Ranch electric grid near Mason Cabin road. Eb will continue to follow-up with the LPEA engineering consultant.

Don Southworth reported that a frozen water line occurred near lot #30. Don and Ray will review other similar water line installations around the Ranch to determine if this issue could occur elsewhere; and if so, what might be done to correct the situation.

Eb and Don will investigate potential purchase of a locator device to identify subsurface utility lines.

### **Beautification Committee:**

There was no report for this month.

### **Old Business**

The new Ranch website is up and running. The Board wishes to again thank Eb Redford for his dedicated work on this project. Eb reported receiving many positive comments on the site, including several that suggested posting of historical photos and information related to FCR. Contact Eb for further information.

Gale Marinelli will work with Glennie Ritchey to update Ranch documents and the newcomer packet. The goal is to update all documents and related indexes to insure that written and electronic versions are identical.

### **New Business**

Byard Peake and Jack Irby will make a preliminary analysis of the potential applicability and benefits regarding tax benefits of conservation easements for future presentation to the Board.

### **TREASURER'S REPORT**

Mary Irby reminds all Committee Chairs to submit budget requests promptly. The Board will hold a budget review meeting on May 7, 7:00PM at the home of Mary Irby.

The chart below shows cash on hand.

1010 Special Bank Acct-F.S. 3679	\$4,529.11
1020 CD 22277 (matures 5/29/07)	551.03
1300 Vectra Bank Op Acct 5137	106,810.00
<b>Total Operating</b>	<b>\$111,890.14</b>
1310 Vectra Bank Cap Acct 5145	24,441.74
1210 Vanguard Cap. Acct. 8313	41,336.19
<b>Total Capital</b>	<b>\$65,777.93</b>
<b>Grand Total</b>	<b>\$177,668.07</b>

The next Board meeting was scheduled for April 11, 2007 at the home of Eb Redford.

Reminder: The Ranch Annual Meeting is scheduled for July 14, 2007.

Respectfully submitted,  
Barry Bryant, Secretary