

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

May 20, 2013

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on May 20, 2013 at the home of Kelly Lupton. Present were: President, David Rohdy; Vice-President, Kelly Lupton; Treasurer, Jill Badalati, At Large, Clyde Church; and Secretary, Becca Steinbach.

**1. APPROVAL OF MINUTES**

By motion duly made, seconded and unanimously approved, the Minutes of the April 29, 2013 Board Meeting were approved and submitted.

**2. LIAISON REPORT**

No Report

**3. COMMITTEE REPORTS**

Architectural Control Committee

No Report

Beautification Committee

No Report

Common Property Committee

No Report. The Board discussed the Committee's recommendation that we no longer allow plastic bags with pine needles to be deposited at the slash pile. The Board agreed with this recommendation and from here forward, plastic bags will not be allowed in the slash pile.

The Annual Ranch Clean-up Day will be held on June 15<sup>th</sup>.

Dam Committee

Mike Hicks, Chairman, reported via email:

- Falls Creek Ranch had been sending .25cfs of water down the Steinegger Ditch, per direction of the Animas River Water Commissioner. Subsequent to this directive, it was determined that said water was not being put to beneficial use, so the Commissioner decided that FCR no longer needs to provide this water and will hold back the .25cfs from flowing down the Steinegger Ditch effective immediately.

- The Committee is still evaluating the options for the rehabilitation of the dam outlet pipe. The proposed options for this project will be discussed at the Annual Meeting.

#### Fire Wise

No Report. A Fire Wise meeting will be June 8<sup>th</sup> from 10am-noon at the FCR firehouse. All residents are invited.

#### Horse Committee

No Report. The Ritchers have resigned the Committee co- chairmanship because of their relocation.

#### Lake Committee

No Report

#### Road Committee

Chairman Barry Bryant reported via email that they have completed the touch-up application of mag chloride on Aspen and North Main.

#### Utilities Committee

No Report

### **4. TREASURER'S REPORT**

Jill Baladati presented the following:

- The Bank of the San Juan's operating account balance as of 5/20/13 is \$116,171.13.
- The April P & L was reviewed. By motion duly made, seconded and unanimously approved, to adopt and post on the FCR website.
- The Board also worked on the 2013-2014 Fiscal Year Budget. As part of this process, the Board discussed that it would be prudent to have at least one year of annual operating expenses in reserve. A motion was made, seconded and unanimously approved to adopt this reserve policy. The time line for achieving this level of reserves will be five years, and this will be reflected in the proposed budget for next fiscal year.

### **5. OLD BUSINESS**

No Old Business was discussed.

### **6. NEW BUSINESS**

Board Members will contact potential new Board Members for election to the Board at the Annual Meeting.

David reported Marge Rebovich has requested that someone from Durango Fire and Rescue attend the Annual Meeting to present ideas for a First Responder course for FCR residents. It was decided to have a brief announcement at the Annual Meeting and then provide a table for the presenter to distribute information about the program after the Annual Meeting for those who wish to know more.

The Board discussed Ranch Manager Ray Smith's performance review. It was recommended there be a follow-up with Byard Peake, Liaison, in an Executive Session at the next meeting June 17<sup>th</sup>, as necessary.

## **7. UPCOMING PROJECTS**

Prepare documents needed for the Annual Meeting Packet to be mailed June 7, 2013.

## **8. NEXT MEETING**

The next FCR Board of Director's Meeting will be held Monday, June 17<sup>th</sup> at 4:00 at the home of Jill Badalati.

## **9. ADJOURNMENT**

The Board, by motion duly made, seconded and unanimously approved, adjourned the regular meeting at 6:48 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,

Becca Steinbach  
Secretary  
May 20, 2013