

## MINUTES

### FALLS CREEK RANCH ASSOCIATION, Inc. BOARD OF DIRECTORS MEETING

**MAY 23, 2011**

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on May 23, 2011. Present were FCR Board Members:

President – Mary Ann Bryant, V. President – Jim Wallace, Treasurer – David Hardy,  
Asst. Treasurer/At Large – Kelly Lupton and Secretary – Doralee Matthews.

An **Executive Session** was held from 1:00-1:45 p.m. to discuss water rights and litigation. Jim McCarthy (Deer Trail) was present for this session.

The **Regularly Scheduled Meeting** started at 1:45 p.m. Present were BOD member listed above, as well as Utilities Co-Chairman - Eb Redford, Road Chairman – Barry Bryant, Liaison – Byard Peake, Architectural Co-Chairman – Nancy Peake, FCR resident Paula Mills, guest – Ingrid Foutz and resident renter, Jessie Kileen.

#### 1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the minutes of the April 28, 2011 regular meeting and Executive Session were approved as amended.

#### 2. LIAISON REPORT

There was no Operator's Log report given. Per FCR contracted agreement, Byard Peake will be giving Ray Smith, Ranch Caretaker, his performance evaluation this month.

#### 3. COMMITTEE REPORTS

Dam Committee – no report submitted

Common Property Committee requested that a reminder be sent out for the upcoming Annual Clean-up Work Day and Picnic.

Architectural Control – Nancy Peake, Co-Chairman, reported that there are three new projects at this time. Residents Mark and Rhonda Greenberg and Gil and Diana Davidson are having home improvements done. The committee will meet this week with new lot owners, Mike and Kathy Murphy, to discuss new construction.

Horse and Corral – Strachans have added a second horse to FCR corral.

Lake –Tom Jones, Chairman, will send out a reminder to the membership regarding the lake guidelines - addressing parking, guest tags, etc. There was a discussion regarding the lake budget. Newsy Notes will mention lake guidelines as well.

Road – Barry Bryant, Chairman, updated the BOD on membership response to the proposed road upgrades and improved emergency turnout project. He continues to meet with residents to answer questions and address concerns. Grant money for this project must be used by August. Newsy Notes will include a reminder to residents to contact Bryant ASAP if they would like to meet with him.

Utilities – Eb Redford, Co-Chairman, updated the BOD on a utilities issue with an ongoing home improvement project. The current Architectural Control and Utility Guidelines need to be updated regarding legal requirements for water and sewer lines in new construction vs. existing construction.

Barry Bryant discussed the progress of the FCR water disinfection system project and buildings needed to house equipment, controls and flow meters. He will request that Russell Engineering provide the building and equipment design/drawings needed to apply to the state of Colorado for analysis, review and approval. After discussion regarding funding options for this capital project the BOD voted to utilize promissory notes.

CWPP – Details for the upcoming Firewise Day were discussed. A draft executive summary has been completed for FCR’s long range (5-10 years) plan. There will be a CWPP Team meeting next week to finalize the teams’ roles and responsibilities..

#### **4. TREASURER’S REPORT**

David Hardy, Treasurer, submitted an Account Balances and Profit & Loss Budget Report. His report, dated May 20, 2011, indicated the following:

Bank of the San Juans Operating Account	\$95,771.32
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Unallocated Capital Reserve Accounts:

Ing Direct Business savings @ .85%	\$2326.54
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These funds will be placed in the BOSJ operating account upon receipt of check from Ing.

CBC 12 month CD @ 1.49%

\$55,027.99

TOTAL

\$153,125.85

Hardy also submitted a report detailing assessments for the Watson Property and High Meadows.

## **5. OLD BUSINESS**

Mary Ann Bryant and David Hardy will be meeting with Christina Landeryou, legal counsel, tomorrow to discuss any final changes in the FCR Covenant and Bylaws.

In preparation for the Annual Meeting, July 9, 2011, Board members will be personally contacting all members to remind them of the meeting and to collect proxies if there is a chance they will not be able to attend.

Discussion regarding resolution of the plat issue continues. Jim McCarthy (Deer Trail) is communicating with proper personnel and will advise BOD.

## **6. NEW BUSINESS**

Paula Mills introduced Ingrid Foutz, paddle boarding instructor, requesting permission to offer paddle boarding classes to interested FCR residents. After further discussion of details, the BOD agreed to this lake program.

Details regarding the mailing of the Annual Meeting Packet were reviewed.

## **7. NEXT MEETING**

The next FCR Board of Directors meeting will be on Thursday, June 30, 2011 at 1:30 p.m. at the home of Mary Ann and Barry Bryant. Executive Session will start at 1:00 p.m.

## **8. ADJOURNMENT**

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 6:15 p.m.

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

Respectfully Submitted,

Doralee Matthews

Secretary

May 23, 2011