

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

May 26, 2010

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on May 26, 2010. Present were BOD members: President – John Ritchey, Vice President – Jim Wallace, Treasurer – David Hardy, Asst. Treasurer/ At Large – Mary Ann Bryant, and Secretary – Doralee Matthews. Also present were: Lake Cmte. Chairman – Tom Jones, Liaison – Byard Peake, CPC Co-Chairman – Jim McCarthy and resident Steve Allen.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the April 27, 2010 meeting and Executive Session were approved as submitted.

2. LIAISON REPORT

Byard Peake, Ranch Liaison, reported that Ray Smith, Ranch Manager, will be sending out the annual Consumer Confidence Water Quality Report. He also updated the BOD on irrigation matters and the repair of the Zetor. Peake reported on the development of two additional parking areas that have been created – one being at the picnic area and the other at the dry hydrant area at the lake. A reminder to residents – when parking in that area – observe the sign directing everyone to “not park within 50 feet” of the dry hydrant.

(See road report) This needs to always stay open and available for fire trucks, our water truck and other ranch equipment and as a safe “turn-around” at the lake area.

3. TREASURER'S REPORT

David Hardy presented an Account Balances and Profit and Loss Budget Report. His report indicated the following:

Vectra Bank Operating Acct.	\$39,482.79
Unallocated Capital Reserve Accounts:	
IngDirect Business savings @ 1.10%	\$37,273.86
CBC 12 month CD @ 2.18%	\$101,948.99
(maturity 9/25/10)	
TOTAL:	\$178,705.64

Hardy also presented reports on the Watson Assessments and High Meadow Assessments for the fiscal year 2010/2011.

There was discussion regarding further development and finalizing of the 2010 FCR Budget.

4. COMMITTEE REPORTS

Road Committee- Barry Bryant, Road Cmte. Chairman, submitted a written report informing the BOD that road base had been applied to identified areas, the roads had been graded and magnesium chloride had been applied all within the allotted budget.

His report also described the new expanded parking area developed along the northern access to the dry hydrant area. The purpose of this is to allow additional parking for lake area users, on a diagonal parking basis (approx. 4-5 cars). He explained that the “no parking” policy will be continued for the entire dry hydrant turnaround area and both access routes to the dry hydrant.

The Road Committee is working with the Common Property Committee in preparation for the Clean-up Day to conduct a significant cut back of vegetation encroaching on our roads. This is to improve driver visibility, facilitate road maintenance operations, and improve wildfire defenses. Areas to be pruned have been marked with yellow tape.

Common Property Committee – Jim McCarthy, Committee Co-chair, reported that the Firewise Committee is working with CPC in the development of a plan. The BOD will be checking the status so CPC can execute the project. John Ritchey will be contacting Jonni Greiner and Mary Irby.

He reported on the removal of the big trees in the big rock and middle meadows. Twelve resident volunteers worked with Ray Smith to accomplish this. John Ritchey will ask the CPC about the seasonal message to the membership regarding tree and brush removal for homeowner spring clean up projects.

Architectural Control Committee – There are no new updates at this time. ACC is working to complete a portion of the Rules and Regulations. These changes will be completed and presented to the BOD. ACC will also be creating a contractor posting sign reminding workers of FCR policies.

Beautification Committee – Jim Wallace reported for Beautification Cmte. He discussed the idea of landscaping around the FCR entrance “fire warning” sign.

Lake Committee – Tom Jones, Lake Cmte. Chairman, reported that the raft is under repair. Depending on the condition of the structure, a bid for a new one may be considered. He also discussed the boat area clean-up/boat rack plan that is being developed. The Lake Committee will be informing the membership of their plan when finalized and approved by the BOD.

There was also discussion regarding a plan for water analysis, location for a summer porta-john, bike rack, hang tags and the lake news bulletin board.

Utilities Committee – Eb Redford, Co-Chairman, reported on the status of various utility issues via email.

5. NEW BUSINESS

The topic of the High Fire Season was discussed. John Ritchey will contact Mary Irby regarding Forest Service regulations during this season. Doralee will send these reminders out to the membership.

Dyke Canyon Mining – We received a report that mining may commence again and the BOD will determine that all permits are in order. Bill Bales and Steve Allen have agreed to look into permits needed and regulations for the reactivation of the mine.

Architectural Control Cmte. – Discussion regarding the updated Rules and Regulations was deferred until more information is gathered. One new Committee member and one co-chair change was approved.

A posted signage for construction sites was discussed and approved. Presently, an informational sign is displayed at the Davidson construction site by Galbraith Construction Co. reminding contractors of FCR guidelines. The BOD agreed that this was a helpful posting. ACC member, MaryAnn Bryant, will create an official FCR posting to be used by home improvement contractors/lot owners. This will be available within the ACC Application Packet and on the FCR website.

A possible defibrillator donation by member Gary Ruggera was reported. Discussion occurred regarding the placement of this equipment and subsequent training for its use.

Schedule of fines for membership violations – The Board discussed how best to deal with member violations of Association covenants and rules/regulations. Currently, other than for speeding, filing suit in civil court is the only remedy available to the Board, should informal communication be unsuccessful. (The FCR membership did approve at the 2005 Annual Meeting the institution of fines for speeding on FCR roadways.) With this in mind, and on advice of Counsel, the Board decided that a written process, with a schedule of fines, should be created for the Association. The motion unanimously approved by the Board follows:

“Upon motion duly made and seconded, the Board resolved, in exercise of its powers under Article IV, paragraph 1 of the Bylaws of Falls Creek Ranch Association, Inc., to institute a process, including a schedule of fines for member violations of the rules and regulations concerning the use of property owned or administered by the corporation. Such schedule shall include, but shall not necessarily be limited to fines for violations of the following: a) Posted speed limits on the roads of Falls Creek Ranch Association, Inc., b) Protective Covenants of Falls Creek Ranch and c) rules and regulations of the various established committees of Falls Creek Ranch Association, Inc.”

6. NEXT MEETING

The date for the next FCR Board of directors meeting will be June 23, 2010 at 7:00 p.m. at the home of Jim and Nancy Wallace.

At 1:30 p.m., the Board, by motion duly made, seconded and unanimously approved, adjourned for lunch followed by Executive session at 2:30 p.m. to meet with attorney Steve Bushong and discuss matters of water rights litigation.

7. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved adjourned its Executive session 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 26, 2010