

**MINUTES
FALLS CREEK RANCH ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 31, 2012**

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on May 31, 2012. Present were: President, Mary Ann Bryant; Vice President, David Rohdy; Treasurer, Jim Wallace; At Large/Asst. Treasurer, Kelly Lupton; Secretary, Becca Steinbach.

Also present were Byard Peake, Ranch Liaison; Eb Redford, Utilities Co-chairman; Barry Bryant, Road Chairman; Judy Winzell, Firewise Ambassador; Jim Winzell, Chairman Common Properties; Nancy Peake, Architectural Committee Chairman and Don Southworth, Clean-up Day Organizer.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the April 25, 2012 Board meeting were approved as submitted.

2. LIAISON REPORT

Byard Peake discussed Ray's evaluation with the Board. Input was given. There is a problem with the dumpsters; lids are breaking. Ray needs to weld them every week. Ray will check expense for dumpsters that load from sides. It would not change until winter. Ray is replacing dump truck and back hoe seats. It will be a couple hundred for both. Ray will push the slash pile up to make more room. The appearance of the ranch house was discussed and all agreed it looks fine.

3. COMMITTEE REPORTS

Architectural Control Committee

Nancy Peake, chair, reported she emailed current committee members reminding them to be active and at meetings. The committee reviewed rules and regulations and will ask for Board approval for some updated information to come. Tree removal policy will need to be reviewed given our current focus to create defensible space around homes. Nancy presented to the Board a notice concerning the use of fires on the Ranch to be distributed to residents. Board approved. Notice will be e mailed and posted.

Beautification Committee

No report

Common Property Committee

Jim Winzell, chair, reported Common Property Committee and Firewise had a combined meeting in May and aligned both teams. Judy's team is very effective. David Rohdy is designated Beetle Tree Man. Any resident finding beetle trees should contact David. There was a discussion on the large juniper tree on Main, north of the firehouse, on whether it should be removed or not. Jim will discuss the issue with the Beautification Committee.

Jim reported the research he did on the dry hydrant. He and Ray will be able to rebuild the hydrant by pulling out pipes, assess what needs to be done, make a list of materials, see what is on hand and come back to the Board for further plans. The Board approved this schedule.

There is a large amount of stacked wood from fire mitigation projects. An e mail was sent on the deadline of June 15 for resident removal of wood. Hans, of Affordable Fellers, will then take the remainder off the Ranch.

Don Southworth, organizer of FCR Clean-up Day, reported there are two woodcutting teams. They will work by David Rohdy's house and the dumpster area. Other areas needing work are trees near the mail boxes, trails need clearing, lake area and picnic grounds.

Jim reported there are no grants available for weed control. Bill Bales will work on grant money for spraying the returning oak brush.

FCR received award signs for fire mitigation work. Jim will discuss with Beautification Committee for locations and installation.

Dam

No Report

Horse

Carol Ritcher, chairman, e mailed the committee will have lease information at the June Board meeting.

Firewise Ambassador

Judy Winzell, Ambassador, reported May 22, 2012 FCR received the Firewise award from the Firewise Council. Ellen Roberts, State Representative, and Kelly Hotter, County Commissioner, were impressed with FCR fire mitigation. They will work on funding for fire mitigation and weed control. The Herald will have a 10th Anniversary edition on the Missionary Ridge Fire. A "before and after" mitigation at FCR may be included.

Updates of Mitigation Grants:

- CWPP grant is for removing oak brush on common property, 5.8 acres. Possibilities include the area across from the horse barn, retreatment near Parmentier's home and Dyke Canyon.
- 7.0 Project- fuel break in progress
- 8.0 Project- Jim Wallace wrote check. Reimbursement to the Ranch will happen with Forest Service
- 11.0 Project- With left over funds, will mitigate upslope on north side of Starwood Trail, across from lake meadow.
- Pending: Steven's Grant- 44.5 acres on west side of Main. Will begin at entrance, go behind dumpsters, tennis court and up the western flank of the Ranch boundary.
- Submitted grant for 10 acres at Dyke Canyon.

+Lake

No report

Road

Barry Bryant, chair, reported on the budget. All homeowners involved with the Main/Snowshoe drainage issue signed off for work to be done. It will take about \$2,000 to fix. Barry recommended the work be done now before the rains. The Board approved the project.

Road Committee is working with Eb to perhaps not put magnesium chloride within 500ft of wells at Snowshoe & Main and Oakcrest & Main. This option is part of our Source Water Protection Plan supported by the State.

Utilities

Eb Redford, co-chair, reported on the potable water disinfection project. The construction bid was significantly higher than originally estimated by the consultant. The committee is working with the engineering consultant and the contractor to find ways to continue to control costs. The

project must move forward this year because it is state mandated. The Board will discuss funding options in preparation for next year's budget.

4. TREASURER'S REPORT

Jim reported on rest of budget for this year, 2011-2012.

5. OLD BUSINESS

Common property usage designated to a select group of members was discussed. Horse committee will report to Board in June regarding draft lease agreement. The tennis club will remain with current contract with FCR Association, Inc. until further discussion.

The redrafted policy for covenant enforcement and fines provided by the Ranch attorney was emailed to BOD, further changes and a final version including a procedure "check list" was added by our attorney for Board(to) use. David motioned, Kelly seconded, Board approved to adopt the policy and fine schedule changes pending input by Jim McCarthy.

FCR Board meeting will continue Saturday, June 2, 2012 from 1:30-3:30 to discuss budget.

Note: The Board did meet on June 2, 2012 to review budget planning and funding of all operating and capital expenses required for the coming year.

Planning of the Annual Meeting was discussed. Becca Steinbach is contacting volunteers for various areas to help with set up.

6. NEXT MEETING

The next Board of Directors meeting will be held June 19, 2012 at the home of David Rohdy. An Executive Session will begin at 1:00 with the Board meeting to follow at 2:00.

7. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 4:55 p.m.

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 31, 2012