

Board of Directors, Falls Creek Ranch Association, Inc.

MINUTES, May 9, 2007

Present were Board members Susan Ruggera, Mary Irby, Eb Redford, Gale Marinelli, and Barry Bryant. Also present were Road Committee Chair Steve Dowler and Lake Committee Chair Robin Southworth.

Reminders: Our annual Community Workday is scheduled for Saturday May 19. The Annual Meeting is set for July 14.

Liaison Report

During April – May Ray graded the forest service road twice, installed 3 culverts for irrigation ditch diversion, re-established ditch according to Division of Water Resources, performed end of the month water data collection and ran well # 3 and transfer pump. Ray also attended required water seminar in Pueblo for continuing education credit.

COMMITTEE REPORTS

Architectural Committee

Susan Ruggera reported that the ACC is meeting monthly. All residents are reminded to contact an ACC member prior to initiating any exterior construction or remodeling projects. The Committee is developing a spreadsheet to track Ranch residents' projects. The ACC will be making minor changes to the rules packet to reflect provisions of the S101 (HOA) bill. The Common Property Committee will make similar minor changes to their rules packet. The next ACC meeting is scheduled for June 13, 8:30AM at Kathy Redford's house.

Regarding the Ranch plat re-survey, the County Surveyor has issued a recommendation that all Ranch roads should be surveyed and included in the plat. Mike McQuinn will follow-up with the Surveyor and County Planners regarding our viewpoint that the roads are part of Ranch common property and do not need to be specifically surveyed.

Common Property Committee

Our annual community workday is scheduled for May 19. All residents interested to participate should meet at the picnic area at 8:00AM. Bring your work gloves and dress for the weather. Following the cleanup we will have a picnic starting at noon. For any questions please contact Don Southworth on 259-6710.

Due to recent ditch construction and irrigation activities near the picnic area, participants should plan to park along Starwood or Falls Creek Main and not drive into the picnic grounds area.

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 monitor the locks on the fire exit road gates.

Roads Committee

Steve Dowler reported that roads have been graded and Mag. Chloride applied for the summer season. Potholes will be graded as weather permits. Steve also is evaluating alternatives to stabilize access to the slash pile, and he submitted the budget request for next year's road work.

Warning reflectors will be installed where Falls Creek crosses Main for safety reasons.

The Forest Service issued its Decision Notice on April 11 recommending transfer of the road easement to LaPlata County. Steve Dowler will continue to coordinate with the Forest Service and the County Roads Department to plan for finalizing the three-way agreement to modify the legal descriptions and implement the road surface improvement. Construction would likely occur late summer 2007.

Lake Committee

Robin Southworth has agreed to be chair of the Lake Committee.

During April the Board received two complaints regarding activities at the lake. These issues are related to improper storage of boats, personal property left at the lake, and unauthorized use of the lake. In preparation for the upcoming summer season, the Board wishes to reiterate some of the basic rules regarding lake use:

Boats should only be stored in the designated area between the beach and dry hydrant access area (except for the designated emergency rescue boat). Boats stored outside of this area pose a safety hazard and/or interfere with others' use of the lake, and will be removed. Boats should also have a valid FCR registration sticker (obtainable from Warren Kerzon, 259-0796) and should be locked when not in use. The grass between the beach and the boat storage area will be mowed to make access to the boat storage easier.

Personal property should be removed from the beach area and taken home or stored under the owner's boat. Personal property left unattended at the beach

will be disposed. Note that the beach chairs are the property of the Ranch. The beach is a sand beach; rocks and boulders should not be placed on the sand. Dogs and cats are not allowed at the lake.

Residents should post a notice in advance on the bulletin board when inviting groups to enjoy the lake, and must be present during their visit. Members must accompany their day guests at the lake, in addition to providing them with a temporary orange FCR vehicle pass. House guests should also be accompanied unless they are provided with a temporary plastic FCR pass meant specifically for house guests. Temporary orange day passes can be obtained from Warren Kerzon (Warren also has the circular blue and white FCR resident stickers). Glenn Sears (phone 247-5843) has plastic house guest passes. For part time residents, it is suggested that you obtain your "blue and white" FCR resident sticker from Warren, put it on an index card, laminate the card, then bring this with you for ranch visits to place on the dashboard of your rental vehicle. The biggest problem at the lake is guests without required passes. There is also a problem with unauthorized users at the lake. Members should challenge individuals they encounter without passes and ask them to leave. Nonresidents may be prosecuted for trespass.

All children under 14 must be accompanied by an adult while swimming. Unaccompanied children under 14 must wear life jackets while in boats.

In general, we expect all lake users to be respectful of other residents' rights to enjoy the lake.

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. A legal agreement for operation of the lake has been drafted, and a hydrologist retained to develop specific operating parameters for the dam operation. The Board places high emphasis on securing and maintaining water rights for the future of all Ranch residents.

Geoff Titus of the Colorado Division of Water Resources has visited the Ranch several times recently to observe our use of irrigation water rights for the lake meadow. Following his recommendations the Ranch has made improvements to the irrigation ditch for the east lake meadow. Additional infrastructure (weirs, valves, etc.) may be needed to fully support our continuing claim for this water use right. Byard Peake later reported that Geoff has agreed that we met our credit for 2007 per our usage right.

The Board wishes to remind all residents that the area is still in a drought condition, and that we all need to be mindful of water conservation. Ranch

covenants prohibit use of sprinklers (drip or hand watering only) and gardening in excess of 1,000 square feet. Please help us to conserve this valuable resource.

Agreement has been reached with LPEA to provide a secondary electric feed to the Ranch. This work will be completed during fall, 2007.

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

Beautification Committee:

Nancy Wallace submitted a budget request for continuing work to improve the appearance of the Ranch entrance. Specific work on the entrance circle will be postponed pending completion of the Forest Service / County Road work this year.

Horse and Corral Committee, Communications Committee, Dam Committee:

There was no report for this month.

Old Business

Gale Marinelli and Glennie Ritchey are working 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. These are basically voluntary deed restrictions that would allow the Ranch to designate specified areas for preservation in return for federal and state tax benefits. A meeting is scheduled for May 23.

Several residents have asked about use of Ranch equipment for personal use. Ranch equipment (backhoe, loader, etc.) are available for resident's use (when not required for Ranch activities). This use includes a nominal fee for wear and tear on the equipment, and requires that the equipment only be operated by the Ranch caretaker. Residents wishing to utilize equipment should contact Liaison (Doug Parmentier) to schedule the use. The caretaker (Ray Smith) will notify the Treasurer, who will invoice the resident. Current fees are \$35 per hour for the equipment and \$20 per hour for the operator.

The Board also reminds residents to be considerate of others when using the trash dumpsters. Several dumpsters have recently been filled with bulky items and uncompacted cardboard boxes. Please break down and flatten all cardboard boxes before placing in the dumpster or, better yet, take them to the city recycling station behind North City Market. Do not place large bulky items in or next to the dumpsters; instead, take these items directly to the County landfill. We have tried to get a recycling dumpster positioned at the Ranch but have been unsuccessful to date.

TREASURER'S REPORT

The Board has developed two draft budgets for FY07-08. The favored budget assumes our participation in funding the Forest Road paving project. This will involve the payment of interest on promissory notes funded by Ranch residents as approved last year. Mary Irby will be contacting residents (and alternates) selected in the drawing last year to determine continued interest in funding the promissory notes. A back-up budget has also been developed should the road project not proceed this year and maintenance be required for the Forest Road.

Following is the Treasurer's Report for May 2007:

1010 Special Bank Acct-F.S. 3679	\$4,536.35
1020 CD 22277 (matures 5/29/07)	551.03
1300 Vectra Bank Op Acct 5137	69,386.53
Total Operating	\$74,473.91
1310 Vectra Bank Cap Acct 5145	22,118.35
1210 Vanguard Cap. Acct. 8313	42,398.89
Total Capital	\$64,517.24
Grand Total	\$138,991.15

The next Board meeting was scheduled for June 6, 2007 at the home of Susan Ruggera.

Respectfully submitted,
Barry Bryant, Secretary