

MINUTES

FALLS CREEK RANCH ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

NOVEMBER 11, 2013

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Directors occurred at 6:00 pm November 11, 2013. Present were: President, Mark Galbraith; Vice-President, Lisa Hicks; Treasurer, Sue McCarthy; At Large, Clyde Church; and Secretary Becca Steinbach. Also present were Mike Hicks, Byard Peake, Eb Redford and Robin Southworth.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the October 14, 2013 Board Meeting were approved as submitted.

2. LIAISON REPORT

Byard Peake, Liaison, reported Ray has been working on the dam and the FCR equipment. The grader needed repairs of \$3000 for new seals. The dump truck and back hoe are fine. There is enough sand for use on our roads for the winter.

3. COMMITTEE REPORTS

Architectural Control Committee No Report

Beautification Committee No Report

Common Property A discussion centered on the manure pile at the horse barn. Two items to be addressed are where the designated area is for horse manure and what to do with the pile of manure and ash from the slash pile. It was decided Byard and Ray will look into these matters.

Dam Mike Hicks, Chairman, reported Friday, November 15, will be the final approval for the cured, plastic pipe installation. The State is impressed we moved on the pipe corrosion problem right away, since it is a High Hazard Dam. The repair came in under budget and with a one year warranty. The Board would like to recognize Mike, Clyde and Gil for their hours and hours of work, use of equipment and physical labor to complete this project.

Mike addressed the possibility of a spillway diversion for the lake. Discussion centered on how to finance this project, which would be a capital project. Mike did preliminary research on the cost.

A motion was made, seconded and unanimously approved to appropriate \$6500 for a spillway engineering study. This money will come from FCR reserve fund of \$48,000.

Fire Wise Ambassador No Report

Horse No Report

Lake No Report

Road No Report

Utilities

Eb Redford, Chairman, reported there are no unforeseen major expenses on the water system. The Committee met to devise a working system for residents to use water from well #4 for irrigation purposes. An order for a laptop has been placed for use for water meter data. The Committee will present to the BOD a proposal on water rates at the January Board meeting.

4. TREASURER'S REPORT

Sue McCarthy, Treasurer, reported the Bank of the San Juan operating account balance is \$204,635.29. Ninety-nine assessments have been paid, one is outstanding. The last of the two-year notes has been paid. The income tax preparation has taken longer to complete due to an increase in FCR assets.

5. OLD BUSINESS

A motion was made, seconded and unanimously approved to adopt the Changes to the ACC General Rules proposed by the Architectural Committee.

6. NEW BUSINESS

Robin Southworth, member of the Financial Task Force, reported on ways to finance projects in the future. These include having Chairs prioritize needs every year, question how to finance each item, listing projects on a 5-10 year horizon, and the possibility of loans for capital improvements.

7. UPCOMING PROJECTS

Review insurance policies for updates/renewals.

8. NEXT MEETING

The next FCR Board of Directors Meeting will be held Monday, January 13, 2014 at 6:00 at the home of Mark Galbraith.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the regular meeting at 9:00 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

November 11, 2013