

**FALLS CREEK RANCH ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on November 11, 2014. Present were President, Tom Jones; Vice-President, Lisa Hicks; Treasurer, Sue McCarthy; Secretary, Deirdre Heine; and At Large, David Hardy. Also present were Byard Peake, Mark Galbraith, Marge Rebovich, Sara Carver, Lisa Eckert, Eb Redford, Barry and Mary Ann Bryant, Mike Hicks, Sandy Turner and Peggy Yotti.

1. APPROVAL OF MINUTES

A motion, duly made by David Hardy to approve the amended Minutes of the October Board Meeting, was seconded by Lisa Hicks and unanimously approved. The minutes were amended to show a brief Executive Session was held to discuss a personnel matter in accordance with Governance Policy #8, Section 3.14.

2. LIAISON REPORT

Byard Peake reported on:

- Maintenance schedule of heavy equipment
- Backhoe replacement costs
- Zetor is being repaired
- Purchase of Gil Davidson's trailer – available for rent to membership

3. TREASURER'S REPORT

Sue McCarthy, Treasurer, reported the Bank of San Juan account balance as of \$307,549.41:

- Operating Account: \$122,203.81
- Capital Reserve Account: \$179,415.60
- Grant Reserve Account: \$5,930.00

Reserve Study

- Initiated FCR Reserve study with Association Reserves Consulting Firm
- Projected completion by start of budget cycle for the next fiscal year

Water Billing

- Late fees can be issued within our covenants just as with unpaid assessments and will parallel the structure of assessment late fees, at least initially. A policy document is under development.

4. COMMITTEE REPORTS

Architectural Control Committee

Mary Ann Bryant, Chairman, reported on:

- No new projects

Beautification Committee

Marge Rebovich, Co-Chairman, reported on:

- 54 responses have now been received on the Entrance Survey.
- 6 respondents favored a locked gated community.
- 16 respondents favored no change at the entrance.
- 32 respondents favored re-configuration of the entrance to achieve a distinct transition from the public road to our private property.
- The committee will work through the coming months with a goal of having a plan prepared in time for consideration in the upcoming budget process.

The Board recognized Bill Rebovich for his rock work on the Fire House garden.

Common Property Committee

Mark Galbraith, Interim Chairman, reported on:

- Beetle Trees – Jim Grizzard is working on this effort
- Weed Abatement – Doug McCarthy is heading this project

Dam Committee

Mike Hicks, Chairman, reported on:

Spillway Diversion project is 95% complete. Components to be completed:

- Installation of flume. Flume was delayed by manufacturer, but has been shipped.
- Installation of vault lids, grading surface to lid elevation. Lids were delayed due to a change made by FCRA to add locking covers. Covers are cast in-place in lids.
- Completion of inlet and outlet swales with riprap.
- Grading of training wall surface
- Fish screen installation
- Installation of steps in vaults.
- Installation of trash rack on inlet structure

Items 2 through 7 will be completed by 11/14. Item 1 is dependent upon when the lids are delivered by the pre-cast concrete vendor.

Seeding of South Dam Face

- Seeding of the south dam face and areas disturbed by the spillway diversion construction is scheduled for November 17, 2014. Seeding is dependent on completion of the diversion project and may be delayed until such time as the vault lids are installed.

Lake level, water calls and flows:

- The reservoir level is currently 8.0 feet below full
- The outfall valve was closed and Zink's call was terminated on November 1, 2014. Zink may not call for water until December 15. This winter call can be for 0.15 CFS. Zink did not make a call for winter water in 2013/2014 or 2012/2013. It is not known

- whether he will make a call this winter.
- No other calls are in place.

Firewise

Sara Carver, Chairman, reported on:

- Sara Carver and Lisa Hicks will be attending Firewise training this fall
- Slash Pile - NRG Consulting states they will be back with the air curtain burner in mid-November and stated confidence it will be burned this season using the price negotiated by Jim Winzell of \$2000.
- Eb Redford has updated the FCR fire map
- Excess firewood from continuing mitigation in FCR will continue to be available to residents

Horse Committee

Lisa Eckert, Chairman, reported on:

- Committee met with Rod Cook of the County Extension office to discuss ways to improve our pastures
- Noxious weeds were identified in the pastures and will be sprayed and removed when no longer dormant
- Re-seeding with a dry land grass mix will occur in the Spring along with fertilizing
- Common property lease agreement with FCR was discussed
- Lisa Hicks agreed to work with Lisa Eckert and others to bring the Horse Committee rules in sync with the lease agreement.
- Committee will continue to run the corral
- Riding trails to be specifically identified
- Ditch preparation for irrigation

Lake Committee

Barbara Belanger, Chairman, reported via email:

- Ray has removed the posts for the kayak tie-up
- The notice sent out for the removal of watercraft for winter was clarified. Watercraft does not need to be completely removed from the lake area as long as they are either in the boat storage area or above the high water mark.
- The question of diverting the storm water which has been causing damage to the boat launch area was addressed briefly. The initial response was that this would be very difficult, but the issue will require more study.

Road Committee

Barry Bryant, Chairman, reported on:

- Work on the Rockridge Road culverts continues
- Road sand and fuel are ready for winter
- Falls Creek Main and Dyke Canyon have been graded
- Additional signage was discussed to emphasize private property and to encourage trespassers to use the turnaround area. Barry Bryant and Doug Parmentier will pursue additional signage to improve security.
- The winter driving safety letter will be distributed to members soon.

Utilities Committee

Eb Redford, Chairman, reported on:

- Well #2
 - * New 2hp pump will replace the existing 3hp pump
 - * Brass pump string fittings will be replaced with galvanized steel components
 - * The new system will run longer due to the lower GPM flow rate, but this lower flow rate and subsequent lower bore hole debris generation should prolong the life of the pump and well.
- Well #4
 - * The 3hp removed from Well #2 will be re-deployed in well #4
 - * Water sampling will be conducted to determine levels of iron, TDS and sulfites in water to determine if it is treatable or not.
- Animas Water System (AWC) Connection
 - * Various logistical, engineering, operational and legal matters discussed
- Discussion of requesting homeowners to notify Utility Committee when leaving for an extended period, i.e. months, so they are aware their usage should be low to zero to help identify leaks.

5. OLD BUSINESS

- Water billing issues were discussed – refer to Treasurer’s Report above

6. NEW BUSINESS

- Vacation rentals discussed. David Hardy to present parameters at next meeting.

The Board recognized the invaluable contributions of Gil Davidson to the Falls Creek Ranch community.

7. NEXT MEETING

The next FCR Board of Directors Meeting will be held on Tuesday, January 13, 2015 at the home of Tom Jones.

8. ADJOURNMENT

The Board, by motion duly made by David Hardy, seconded by Lisa Hicks and unanimously approved, adjourned the regular meeting at 9:45 p.m.

A brief Executive Session was held to discuss a personnel matter in accordance with Governance Policy #8, Section 3.14.

This document constitutes a true and correct copy of the minutes of the Board of Directors Meeting of the Falls Creeks Ranch Association, Inc.

Respectively submitted

Deirdre Heine
Secretary
November 11, 2014