

## MINUTES

Falls Creek Ranch Association, Inc

Board of Directors Meeting

Nov. 19, 2008

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on November 19, 2008. Present were BOD members: Barry Bryant, Jim McCarthy, David Hardy, Mary Irby and Doralee Matthews. The meeting was called to order at 2:00.

### **1. Approval of Minutes**

By motion duly made, seconded and unanimously approved, the Minutes of the Oct. 9, 2008 regular meeting and Executive Session were approved as submitted.

### **2. Member/Resident Input**

A discussion regarding ranch committees and their objectives as well as the job descriptions of chairpersons occurred. There is a need for clarification and documentation of these roles for future chairmen and committee members. It was decided that present board members will each be assigned to committee/chairperson to gather and assimilate this information so that it can be documented in a structured format for the FCR Procedures Manual.

The cutting and removal of firewood was also discussed and is under review. The BOD will contact CPC regarding this subject to exchange ideas for a plan and ask for an updated report before the next BOD meeting in January.

### **3. Committee Reports**

**Architectural Control Committee** reports that there are nine ongoing projects at the Ranch.

**Ranch Liaison and Firewise Ambassador**, Byard Peake, reported that \$300.00 was earned from selling the 540 bales of hay from the Lake Meadow. Jeremy Mickey is interested in cutting the hay again next year.

It was also noted that the "slash pile" needs to be moved farther from the lake due to the wet and softened ground that presents a safety issue for vehicles driving down to this area. The new location of this will require that one of the horse fences is relocated as well. The cost of this will be absorbed by the FCR budget. Byard Peake and Ray Smith will oversee this project.

Peake's report also stated that the improvements on the Ranch House have been completed. Total cost - \$5400.00.

The installation of all the home water meters is now a completed project as well. Peake reported that a meter will be installed at the corrals next year.

The Tripp Gulch road has a gate installed and is LOCKED. As a reminder, this is NO longer a fire exit. The work by LPEA on our Mason Cabin road continues. In an emergency, this road can still be used as an exit. The equipment is parked off the road at night. Road reclamation will need to be done when this project is finished. A gate will also be installed to detour folks from attempting to use the fireroad as a shortcut to 550.

The sewage lagoon for lot #12 has been fenced.

**Road Committee** – There was no new report from the committee. John Ritchey has resigned from his post as chairman, but will serve as a consultant and help with the mission of snow removal on the ranch this upcoming winter. Anyone interested in being chairperson for this committee should contact a board member. A committee plan for our roads and a job description of the chairman needs to be put into writing to help with the transition of Ritchey leaving this post. Barry Bryant has also agreed to be the contact person for road issues until a new chair is named.

Discussion occurred regarding the curved road area of Falls Creek Main just south of the stop sign. Presently there are stakes to guide drivers to the west side of the road for greater clearance. The Board has decided that this stretch of land may need a guardrail to increase safety on the curve. Mary Irby will contact Kelly Lupton, resident, as a resource. Lupton's experience in helping the Ranch on a former road issue will be helpful. Doralee Matthews will also contact Susan Ward, Alert Traffic, to see if "breakaway/flexible" warning stakes are available for this project as well as other situations on the Ranch where more attention and awareness is needed to guide passersby.

There were no other committee reports.

#### **4. Treasurer's Report**

David Hardy, Treasurer, reported that the interest rate has dropped from 2.9% to 2.8 % on the Ingdirect Business Savings Account. The Community Bank CD rate remains the same..

There is \$65,694.08 in the Vectra Bank Operating Account, \$90,563.26 in the Ingdirect Business Savings Account, and \$50,000.00 in the Community Banks 12 month CD. The total of all accounts is \$206,257.34. Hardy submitted a Profit and Loss Budget as well.

Hardy and Mary Irby, along with bookkeeper Lisa Lieninger, will be meeting with Casey Lynch for a procedures list review in the next week.

Reminder letters for association members who have not paid their assessment yet will go out soon. He suggested that the Board needs to create a policy for chronic delinquency in assessment payments.

## **5. Old Business**

Don Southworth will be updating the board regarding the Inspection Report for the Ranch house.

Mike McQuinn continues to check on the progress of the Re Plat Survey.

Vice President McCarthy re-submitted a draft Ranch Equipment Usage Policy. Changes to the draft were discussed and a revised draft will be submitted for consideration at the next BOD meeting.

President Bryant updated the BOD on progress of the Procedures Manual. The board decided to delegate board members to individual committees to meet, review and revise descriptions. Doralee and Barry will be meeting to discuss continuity of format for these reports.

Senate Bills 05-100 and 06-89 were discussed. Bryant has documentation from other HOA Rules and Regulations for our resource. Their procedures, penalties, activities and fines based on attorney recommendations might be helpful to FCR as our internal policies continue to evolve.

## **6. New Business**

Bryant updated the BOD on Forest Service land trails and signage issues. A report is forthcoming.

The Haying Permit process will be going public next year. It will be advertised as well. This will enable us to submit a bid for it.

Discussion occurred regarding the possible replacement of the Falls Creek Ranch pickup truck. It was decided that creating a research working group might be helpful to determine ranch needs and replacement options. It was recommended that potential members of this group may include: Byard Peake, David Hardy and John Ritchey. Ray Smith will serve as an advisor.

Discussion of the condition of roads within FCR took place. The board members agreed to contact Doyle Villers, County Road Supervisor, as a consultant. His expertise and experience with FCR has been helpful with previous road projects.

Hardy suggested that bringing in a consultant, possibly Casey Lynch, would be instrumental regarding budgetary planning for capital reserves.

Ranch Signage research is ongoing.

Vice President McCarthy will revise a letter presented to the BOD regarding FCR domestic water usage. Doralee Matthews will talk to Eb Redford, Utilities Co-Chair, about software for creating personal water usage reports for residents.

Update on emergency warning devices occurred.

### **7. Next Meeting**

The next BOD meeting will occur on Tuesday, December 9, 2008 at 2:00 at the home of Steve and Doralee Matthews.

By motion duly made, seconded and unanimously approved, the BOD adjourned to an executive session at 5:55 p.m. This session was to discuss matters pertaining to water rights, security issues and options, and Insurance.

### **8. Adjournment**

At 6:12 p.m. the Executive Session ended and the BOD, by motion duly made, seconded and unanimously approved, adjourned its regular meeting.

This document constitutes a true and correct copy of the Minutes of the meeting of the Falls Creek Ranch Association, Inc.

Doralee Matthews, Secretary  
Nov. 19, 2008