

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

A regular meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on November 29, 2017 at the home of Peggy Yotti Lynch. Present were President, Jim McCarthy; Vice President, Mike McQuinn (via phone); Treasurer, Robin Lucie; Member at Large, Peggy Yotti Lynch; and Secretary, Susan Morton. Also present was Ed Kileen.

1. APPROVAL OF MINUTES

A motion, duly made to approve the minutes of the October 17, 2017 Board of Directors meeting, was seconded and unanimously approved.

2. APPROVAL OF AGENDA

The agenda, with the addition of Gardening Guide for FCRA to New Business, was unanimously approved.

3. LIAISON/SUPERVISOR REPORT

Mike McQuinn submitted the following Operator's Log from Ray Smith, Caretaker:

During the past work period tasks performed have been:

- Collected monthly bacteria water samples and delivered to San Juan Basin Health.
- Excavated a new place to store boats at the lake for the lake committee.
- Winterized the equipment shed and bathroom.
- Assisted with the Halloween Hayride.
- Took three loads of debris and old unusable items around the equipment shed to transfer station.
- Graded FCR Main early in November and again in late November with the assistance of Bonds Construction using their water truck and roller.
- Assisted with the purchase of the Dodge Ram ranch truck and scheduled plow switch over for December 4.
- Performing major cleanup at equipment shed, ordered and filled 10 yard dumpster.
- Made arrangements for old 55-gallon barrels to be removed.
- Replaced garbage disposal in Ranch House.
- Made repair to water line in basement of the ranch house. This is the line that feeds the equipment shed.

Next month plans are to complete cleanup around the equipment shed. Will also ready all equipment for snow fly and compile end of the year data collection and file.

Mike reported that a great deal of work had been done in the shop area and equipment shed. Scrap metal and flammable waste will be picked up soon. Mike is very pleased with the work that Ray has done in this effort and stated that Ray has worked very hard.

There was some discussion about the new vehicle that had been acquired and need for payment there to come out of capital funds. Mike said the old vehicle is still good and will be used by the Common Property crew with the idea that we will look at this vehicle again at year end to determine if it needs to be disposed of. Jim thanked Mike for his good work in this area.

4. TREASURER'S REPORT

Robin Lucie provided financials through the end of October and stated that there are no concerns at this time. Robin did report that she continues to work with two property owners that haven't paid assessments yet.

5. COMMITTEE REPORTS

Fire Wise Ambassador - Paulette Church submitted a detailed report that has been summarized here:

- **Two Colorado State Forest Service Grant Applications:**

These have been submitted in November for Forest Restoration and Wildlife Risk Mitigation Grant Program as approved by the Board and with support from several agencies. Notice of grant receipt is March 1, 2018.

- **FireWise of SW Colorado Board:**

Paulette has been elected Vice-Chair and is leading efforts to establish policies and procedures for the nonprofit.

- **FCR Christmas Tree Harvest 2017:**

Will occur on Sunday, 12/10 and Friday, 12/22.

- **Annual Report Filed with FireWise:**

Falls Creek Ranch was noted in the October National Fire Protection Association newsletter.

- **Removing Large Cottonwood Rounds:**

Ray is removing these so that the trail along the creek is opened up for snowshoeing this Winter.

- **FCR Community Wildfire Protection Plan to be Updated:**

Our 2011 plan is being updated. Any residents that are interested in joining this team should contact Paulette.

Architectural Control - The ACC reported that there are 8 open projects and 2 pending.

Beautification/Entrance – No report

Common Property - No report

Lake and Dam – Mike Hicks submitted the following:

Lake Level, Water Calls and Flows -- Lake Level -1.40', Outfall line 0.00 CFS, Thompson Ditch Diversion #1 0.00 CFS, Thompson Ditch Diversion #2 0.00 CFS, Spillway Diversion 0.00 CFS; **CDWR Dam Safety Inspection** -- The dam passed its annual inspection in September 2017 with high marks. The inspector requested that the willows in the north end of the spillway be removed; **Irrigation Season** -- Irrigation season ended at 12 midnight on 10/31/17. The spillway diversion was closed.

Horses – No report

Lake Recreation and Beach – Barbara Belanger submitted the following (summarized):

Ray rough cut an area for the canoe storage expansion. Randal McKown did the finish grading and he and Barbara seeded with mountain meadow mix and covered the berm with stabilizing material. Gravel and sand will be brought in before canoes are placed back in the racks which may not occur until Spring. We plan to build SUP/ kayak racks then also.

Road – Ed Kileen was in attendance at the meeting and reported the following:

The committee is looking towards 2018 and has surveyed roads just recently to determine the need. The committee is putting together bid requests for future work with the primary 2 areas being the first 2 miles of Main and the bar ditch on Main. Mike McQuinn stated that there are no plans for chains on the new silver truck and that he is looking at a sander for the truck as potential for the future.

Utilities – No report

6. OLD BUSINESS

No old business.

7. NEW BUSINESS

Susan Morton stated that the Beautification Committee had requested that the new gardening guide be put on the FCRA website. This guide is aimed towards water conservation and using the xeric front gardens as examples for residents. There is no objection to this and Jim asked that a date be put on the document as well as the name of the person responsible. Peggy Lynch asked that she be given a paper copy so that this could also be inserted into the New Community Member notebook.

8. NEXT MEETING

The next Board of Directors meeting will be held on January 10, 2018 at the home of Jim McCarthy at 6:30 p.m. Jim will author a letter to the Community Membership prior to the January 10, 2018 meeting to outline the need for community discussion regarding an issue before the Board.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the meeting at 7:28 p.m. and then met in Executive Session pursuant to Amended and Re-stated Bylaws – Section 3.14 – Section (a) (vi) – Review of or discussion relating to any written or oral communication from legal counsel.

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

Respectfully submitted,

Susan Morton
Secretary
December 6, 2017