

MINUTES
FALLS CREEK RANCH ASSOCIATION, Inc.
BOARD OF DIRECTORS MEETING
November 5, 2009

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on Nov. 5, 2009. Present were BOD members: President – John Ritchey, Treasurer – David Hardy, At Large/Asst. Treasurer – Mary Ann Bryant and Secretary – Doralee Matthews. Absent was Vice President – Jim Wallace. Also present were: Byard Peake – Ranch Liaison, CPC Chairman – Jim McCarthy, Utilities Co-Chairman – Don Southworth, Roads Chairman – Barry Bryant, and FCR Resident – Phyllis Anderson.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the October 4, 2009 meeting and Executive Session were approved as submitted.

2. MEMBER/RESIDENT INPUT

A Member submitted a letter of concerns regarding notification by the Common Property Committee to residents when fire mitigation projects are initiated. The member requested no discussion. After the member departed, the BOD considered the concerns outlined in the letter.

3. COMMITTEE REPORTS

ROADS - Roads Committee Chairman, Barry Bryant submitted his report. He requested attention be given to several culverts on FCR that are in need of some repair. He also suggested that some of these culverts be “marked” with safety reflectors or some similar post. Discussion occurred about this project.

He also reminded the BOD of Durango’s upcoming Electronic Waste and Recycling Project. He volunteered to collect unwanted items from FCR residents and drive them to the recycling center. Doralee will send out an email to residents next week to remind them of this project so interested families can participate.

UTILITIES - Utilities Co-Chair, Don Southworth led a discussion regarding the Domestic Water Usage data. A plan of action was created and discussed. Don will meet with seven members who have unusually high water usage numbers in the report. He will work with these homeowners to explore possible sources of the problem.

Doralee will meet with Don to review and revise (if needed) the annual Domestic Water Usage letter to residents. They will create a maintenance checklist to add to the existing letter that will be sent out in the spring. Barry Bryant volunteered to join this part of the plan if needed.

RANCH LIAISON, Byard Peake, submitted his report. The FCR “water truck” has a maintenance problem that is being repaired.

CPC - Common Property Committee Chairman, Jim McCarthy reported that the previously scheduled CPC meeting will be changed to a new date. He also suggested that the new Firewise Ambassadors, Mary Irby and Jonni Greiner, submit a plan to him so he can bring a CPC recommendation to the BOD.

4. TREASURER'S REPORT

David Hardy presented an Account Balances and Profit & Loss Budget Report. His report indicated that there is \$73,084.50 in the Vectra Bank Operating Account. The Indirect Business Savings Acct. has \$66,935.87 and the CBC 12 month CD has \$101,948.99 @ 2.18% and matures 9/25/10. These total: \$241,969.36
He also reported that all FCR residents have paid their annual dues.

5. OLD BUSINESS

There was follow-up discussion regarding construction of an unauthorized bike trail on both private and common property. Part of the trail has been restored. The BOD will walk the trail to check out the progress of the restoration and determine whether more needs to be done.

Discussion occurred about the K-9 access request for training purposes. At this point, due to lack of pertinent information needed by the BOD, access was denied for this year.

It was decided that a request for access to FCR property and privileges beyond the original legal agreement was denied for the Watson family. This decision was reached after much research, discussion and advice from a local real estate attorney.

6. NEW BUSINESS

Discussion of complaints from FCR residents about lake management will be postponed until December BOD meeting when the full board can be present.

The BOD will follow up with plans to have Committee Rules and Regulations posted on the FCR Website.

7. NEXT MEETING

The date for the next FCR Board of Directors meeting will be determined at a future time and posted at the mailboxes.

At 5:15 p.m., the Board, by motion duly made, seconded and unanimously approved, adjourned to Executive Session to discuss matters of water rights litigation.

8. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its Executive session at 5:45 p.m.

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

Respectfully submitted,
Doralee Matthews
Secretary
November 5, 2009