

FALLS CREEK RANCH ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

November 5, 2012

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on November 5, 2012. Present were: President, David Rohdy; Vice President, Kelly Lupton; Treasurer, Jill Badalati; At Large, Clyde Church; Secretary, Becca Steinbach. Also in attendance were Bill Bales, Mary Ann Bryant, Mike Hicks, Tom Jones, Byard Peake, Marge Rebovich, Eb Redford, Judy and Jim Winzell.

David opened the meeting recognizing and thanking the Falls Creek residents who participated in the Halloween trick-or-treating event.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the September 24, 2012 Board Meeting were approved as submitted.

2. LIAISON REPORT

Byard Peake, Liaison, reported

- Ray has been very busy preparing equipment for winter
- Ray requests the Thanksgiving week off-will use 3 vacation days
- In January, the new process for time reporting will begin for insurance purposes.

3. COMMITTEE REPORTS

Architectural Control Committee

Mary Ann Bryant, ACC member, reported that Kathy Redford is stepping down from the chairmanship. David nominated, Kelly seconded, all approved for Mary Ann to Co-Chair the ACC with Nancy Peake.

Beautification Committee

No Report

Mary Ann Bryant presented information on behalf of many residents for a "Blue Bird Trail" which consists of nesting boxes for blue birds. After discussion, Clyde made the motion to approve six bird houses to be placed in the meadows. David seconded, all approved.

Common Property Committee/Fire Wise

Jim Winzell, Chairman, reported on the issues involving the burning of the slash pile scheduled for later this year:

- Reviewed the fire and smoke permits required
- Discussed the imprint the burned slash pile makes on the area
- Addressed concerns regarding the nearness of the slash pile to the power lines
- Discussed the need to break the slash pile into smaller piles for burning, due to the extra-large size of the pile this year
- Informed us that Durango Fire & Rescue (DFRA) will provide a crew to be present during the burn this year

After much discussion, David made a motion, Becca seconded, (contingent on finalizing where the burn pile areas will be located), that Judy Winzell and Dan Noonan (DFRA) will write and submit the state-required fire and smoke permits. All approved.

Byard Peake, Bill Bales, John Ritchey and DFRA will study where the smaller burn piles should be located to help mitigate any adverse effects the burning of the slash pile would have on the wetlands at the north end of the lake.

Jim further reported:

- Regarding the dry hydrant, Steve Matthews will lead a team of Byard Peake, Ray Smith and the DFRA to make the dry hydrant operational before winter
- Numerous beetle trees have been cut down
- Received verbal announcement for CSFS WUI Grant-\$25,000
- 14 residents requested CSFS, BLM & Fire Wise property assessments this past year
- As of October 2012, resident volunteers accrued 3,217.2 hours in mitigation work, which equates to \$68,719.30 applied to our in-kind requirements for mitigation grants

Jim and Judy thanked all who participated in this very successful season of fire mitigation and clean-up. It has been gratifying to participate with such a dedicated community.

Dam Committee

Mike Hicks, Chairman, reported:

- The weir below the dam has been installed per the requirements of the Settlement Agreement with Ed Zink
- The Dam needs to be surveyed, Mike will contact a company to get this scheduled

Horse Committee

No Report

Lake Committee

No Report

Road Committee

Mary Ann Bryant reported for Chairman Barry Bryant. The discussion centered on the road condition on the hill on Main. The Road Chair and Byard Peake will determine when the hill should be graded dependent upon weather, and/or the need to rent a water truck to wet the roads prior to grading.

Utilities

Eb Redford, Co-Chair, reported on money expended so far on the construction of the disinfectant system. The buildings are up, electrical work is 50% complete and plumbing installation will begin next week. The electrical installation will be completed for testing in early December and the entire system will be operational the end of December or early January.

4. TREASURER'S REPORT

Jill Badalati, Treasurer, submitted the Accounts Receivable Aging Summary and the Profit & Loss Report for September. Kelly made a motion, Clyde seconded, all approved to put Year-To-Date Actuals P&L on the FCR website.

A team will be established to update the FCRA Balance Sheet of all Ranch assets, as the current Balance Sheet is out-of-date.

5. OLD BUSINESS

Kelly made a motion, Clyde seconded, and all approved the FCR Policy for use of Ranch equipment by Residents. It will be sent out to all residents by via e-mail.

The winter driving rules and guidelines will be sent out to all members via e-mail.

6. NEW BUSINESS

Marge Rebovich reviewed the history of emergency services on FCR:

- AEDs were donated by 2 FCR residents and Heart Safe La Plata
- Another resident donated money for boxes to house the AEDs

- As designed, the Ranch AED team is supposed to be notified via text message when an emergency at FCR has been phoned into the 911 call center.

Marge noted that during two recent emergencies on FCR, the text message alert system did not function as expected. The FCR Board of Directors will draft a letter of these concerns. The FCR Board of Directors will draft a letter of these concerns to the person in command at Heart Safe La Plata before November 14. A follow-up meeting with Heart Safe La Plata will be scheduled to iron out these issues. (This meeting has subsequently been scheduled for December 15).

7. NEXT MEETING

The next FCR Board of Directors Meeting will be held Monday, January 7th at 6:00 at the home of Kelly Lupton.

8. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the regular meeting at 9:35p.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 5, 2012