

MINUTES

FALLS CREEK RANCH ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

November 9, 2011

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Directors occurred at 1:00 pm November 9, 2011. Present were: President, Mary Ann Bryant, Vice President, David Rohdy; Treasurer, Jim Wallace, Secretary, Becca Steinbach; At Large, Kelly Lupton. Also present were: Ranch Liaison Byard Peake; Beautification Committee Chairman Marge Rebovich; Common Property Chairman Jim Winzell; Fire Wise Ambassador Judy Winzell and Road Chairman Barry Bryant.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the October 4, 2011 Board meeting were approved as submitted.

2. LIAISON REPORT

Byard Peake reported Ray Smith, FCR caretaker, is using a new reporting format and it is an improvement.

Jim Wallace, Treasurer, received correspondence asking for a quantitative breakdown report of Ray's hours each month. Jim suggested a report of estimated hours in categories each month. Jim and David will develop a template for use.

3. COMMITTEE REPORTS

Architectural Control Committee

No report

Beautification Committee

Co-Chairman Marge Rebovich reported:

- The fire station landscape project- rocks are in place, planting will be next spring.
- Purchased a \$200 gift certificate at a local nursery with 2011 budget money.
- Mary Ann confirmed the Committee has \$200 in current year's budget.
- Reported on Entrance Work Group. Marge sent an e mail to residents for input.
- The Work Group is exploring many options, has contacted contractors.

Mary Ann suggested they present resident feedback and their recommendations to the Board by April 2012 in preparation for the next fiscal year's budget.

Common Property

Jim Winzell, Chairman, reported:

- Will be able to begin Project 1 next week to treat Falls Creek Main to depth of 50 feet. It

will not infringe on private property.

- First section will be from horse barn to corner of FCR picnic area. It will be done this fall, weather permitting, then continue next spring.
- Affordable Fellers Company will do the work.
- Left over moneys from the oak removal project will be used along with the recently awarded Community Assistance Grant of \$23,000.
- Jim will look into having a “chip pile” for residents use.

Dam Committee

Clyde Church, Chairman, reported via e mail:

- Dam was inspected October 11, 2011 with video camera on the outlet pipe. Clyde will forward the State inspection report to the Board when he receives it.
- We must comply with State regulations and have adequate insurance coverage, which we do.
- Dam operator makes sure dam is maintained and in good shape.

Fire Wise Ambassador

Judy Winzell, Ambassador, reported:

- Bill Rebovich and Amaral Sequeira-Munoz are new members of the CWPP Team for FCR.
- Chief Noonan inspected the FCR road improvements; we have received the \$5,000 grant reimbursement for this project.
- Dry hydrant at lake not working; intake needs to be further out in lake, is not covered properly.

The Board assigned the Firewise Ambassador and the Common Property Committee Chair to gather further information regarding options and costs to repair/improve the existing dry hydrant or remove it and improve the road access for firefighters. They will report back to the Board. No work will be scheduled until Spring/Summer of 2012. Kelly Lupton will be the Board Contact person. Mary Ann will follow up with Byard to have Ray replace the missing dry hydrant cap.

- BLM assessed several houses and the horse barn area for fire mitigation safety. They will be on the FCR website. It was noted that insurance companies are becoming stricter regarding fire mitigation requirements for homeowners.
- FCR received a Colorado Fuels Mitigation Grant of \$20,000 for next summer to treat north Falls Creek Main west of Parmentier’s home.
- FCR is in good shape with reported volunteer hours, which has helped and will help with future grants.

Horse Committee

Mary Ann met with members and reported that the Committee will present a plan to the Board to accommodate 8-10 horses.

Lake Committee

Steve Matthews, Committee Chair, reported via e mail that David Rohdy and Byard Peake wish to step down and Ceci McQuinn wish to join the Lake Committee. The Board approved. The committee will meet in early spring to discuss budget needs.

Road Committee

Barry Bryant, Chairman, reported;

- There is an issue with flow of debris from Forest Service land on Main during storms. The debris flow needs to be rerouted to prevent future damage.
- In response to a resident's concern on snowplowing, Barry reported when the roads are not frozen, the roads cannot be plowed because it would cause road damage. The long standing rules for plowing were followed.

Utilities Committee

Co-Chairman Eb Redford was not present but reported by phone to Mary Ann the water system will be inspected next week by the State. Committee members Barry Byrant and Gil Robinson will attend the inspection with Ray Smith. Eb reminded the Board FCR received a Source Water Protection Plan \$5,000 grant (which requires a match of volunteer hours/cash) to protect our water sources. This grant expires summer of 2012.

4. TREASURER'S REPORT

Jim Wallace, Treasurer, reported that all assessments are in for this period. Committees are below budget, except for Utilities (due to consultant expense). He also said that another line is needed on balance sheets for grant income. A Profit/Loss monthly report will be posted on the FCR website.

Jim will rent a safety deposit box for important papers of FCR, Inc.

Jim will change Ray's credit card for the Ranch to a new bank credit card.

5. OLD BUSINESS

All 51 property deeds amended due to the 2009 re-plat have been submitted and recorded with La Plata County.

Mary Ann spoke with Bill Bales regarding reports of possible mining activity up Dyke Canyon. He reported there were no new mining permit operations. Any activity there should be within the scope of the permit which expires in 2019. The Forest Service will be doing abandoned mine closure work to improve safety up Dyke Canyon and around Fellers mine in 2012. As a reminder, motorized vehicles including ATV's are not allowed in this area of Forest Service land west of Falls Creek.

6. NEW BUSINESS

Kelly Lupton, At Large, and David Rohdy, Vice President, researched and presented other area HOA'S covenants in regard to short term rentals. The Board discussed aspects of short term rentals. Mary Ann will contact attorney Christina Landeryou for more information and legal advice.

Last year the Board worked with legal counsel on updating the FCR By-Laws to comply with state HOA standards. The Board has the authority to amend and approve By-Laws after notice to residents. The Board discussed possible changes to comply with state standards. Mary Ann will email the last draft with any new recommended updates to the Board after meeting with the attorney.

The next Board of Directors meeting will be held December 14, 2011 at 2:00 pm at the home of Becca Steinbach.

7. EXECUTIVE SESSION

An Executive Session was held by telephone November 3, 2011 including all Board members, Jim McCarthy and attorney Steve Bushong to discuss water litigation matters.

8. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 4:30 pm.

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 9, 2011