

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

October 14, 2013

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on October 14, 2013. Present were: President, Mark Galbraith; Vice President, Lisa Hicks; Treasurer, Sue McCarthy and Secretary, Becca Steinbach. Also present were: Barry Bryant, Mary Ann Bryant, Mike Hicks, Ceci McQuinn, Byard Peake, Eb Redford, Marge Rebovich, Jin Winzell and Judy Winzell.

**1. APPROVAL OF MINUTES**

By motion duly made, seconded and unanimously approved, the Minutes of the September 16, 2013 Board of Directors Meeting were approved.

**2. LIAISON REPORT**

Byard Peake, Liaison, reported Ray has worked on 13 projects, including removal of cattails and willows at the lake.

**3. COMMITTEE REPORTS**

Architectural Control Committee

Mary Ann Bryant, Chairman, will submit the draft of changes to the ACC General Rules to the BOD via email for approval.

Beautification Committee

Marge Rebovich, Chairman, reported the drip system was operated manually this summer and only used 3 times.

Marge also reported six residents participated on a First Responder Course held at FCR. She reviewed what was covered in the course and informed the BOD that FCR does not have a first aid kit. A discussion centered on the need to purchase first aid kits for FCR. Marge will provide more information to the BOD on the number needed and costs.

Common Property

Jim Winzell, Chairman, reported:

**Chain Saw Class Held September 28**

- Ken Marshall led a superb class on chain saw safety, techniques and hands-on application
  - He prepared a hand out and discussed all aspects of using a chain saw.
  - Demonstrated felling a large tree using blocks, chains and lines.

- Ten people attended, however, we anticipated more people due to the many safety violations observed during the 7 Sept. CSG mitigation event.
- We will establish safety guidelines for the CPC and FCR to use in the future to ensure safe and efficient tree felling.
- There are 4 available FCR chain saws.

### **Slash Pile Status**

- A new sign listing slash pile guidelines has been ordered.
- The south pile will remain open and has a sign.
- The others have been consolidated and are encircled with yellow tape indicating they are closed.

### **Dry Hydrant**

- Will be repaired after the lake has been drained.
- Gil Davidson has the lead.

### **Weed Spraying**

- Will be completed by the end of the week.

### Fire Wise

Judy Winzell, Fire Wise Ambassador reported:

### **Steven's Grant Status** (\$128,016 for mitigating 44.5 acres)

- RFP Closing-18 Oct, Contractor Award-6 December, Project start- May 2014
- RFP Review Team TBD
- Neighbor communications have been initiated

### **USFS Mitigation** (FCR Eastern border)

- Now will be Spring 2014, TBA
- Below lots 5 & 7 only

### **Volunteer Hours for Current and Future Grants**

- Huge thanks to all residents who submitted Fire Wise hours to Judy
- Keep volunteer hours coming as weather allows more fire mitigation work on personal property!
- Also, we can include costs incurred from what residents pay for contractors.
- The replacement Fire Exit Sign has been ordered.

## Dam

Mike Hicks, Chairman, reported the lake is being drained and the fish screen is in place to prevent fish from going downstream. The repair of the inlet/outlet pipe will occur the first week in November. There are not any small-mouth bass in the lake. All is going well with this project.

Mike presented information on a diversion structure. It would allow FCR to accurately provide water downstream and also allow us to administer lake level correctly without the daily manpower needed now. A discussion ensued on alternatives (i.e. spillway) and the reasons the diversion structure is the best alternative. It would be a capital improvement expense. It could be completed this year.

The Committee will contact construction companies for preliminary estimates. Some of this work can be done by FCR. Also, the committee will explore the possibility of a cost share with a downstream owner.

## Horse

Barney Anderson, Chairman, submitted a report via e mail:

- Construction and groundwork has been completed on the arena and training circle.
- It has not been decided to fence or use railroad ties around the arena.
- The third loafing shed has been delivered. Water, power and construction will happen in the next few weeks.
- Our cash flow depends solely on new member contributions of \$2500 per horse.
- Our balance is about \$1000. At some point, may have dues as well.
- All hay and tack is purchased by the horse owner.

## Lake

Ceci McQuinn, Co-Chair, reported the committee learned from Jim White, DOW, that it would be better to replace fish with small trout for hardiness reasons. It would be possible to also include a small amount of 10" trout for immediate fishing. He recommends we replace small grass carp to control vegetation. He also suggested we include a small amount of cutthroat trout to see if they will survive. The committee will discuss the priorities for fish introduction and have a recommendation for the BOD.

Adding sand to the shorelines that are used most would be:

- \$400 load x3 delivered at the dog beach, creating a boat launch area.
- \$400 loadx3 delivered at the boat and canoe beach.
- \$400 load x4 delivered at the existing beach and extending it around the southeastern edge.

## Road

Barry Bryant, Chairman, reported FCR equipment is being prepared for winter roads. The “Rebovich Ditch” worked during our late summer rains. It will need to be dug out next spring.

## Utilities

Eb Redford, Chairman, and Barry Bryant presented water quality data on well #4. The water is undrinkable. There followed a discussion on using well #4 for irrigation in the future. This would ease the water demand on the other wells.

Data and graphs were submitted to the Board on water levels over time on wells #1 and #2, along with data on Columbia Basin snow depth and water equivalents over time. It was proposed that experts advise us for ideas, including exploring an enhancement or remodel on well #2 for better water flow. The committee will purchase a lap top computer for the proposed billing of water use.

## **4. TREASURER’S REPORT**

Sue McCarthy, Treasurer, reported:

- The Bank of the San Juan’s operating account balance as of 10/6/13 is \$207,630.00.
- All but 3 FCR assessments have been paid.

A discussion centered on receipts submitted to the Treasurer lacking coding, names and numbers. A reminder will be sent to committee chairs to include all information on future receipts.

A motion was made, seconded and unanimously approved for FCR to purchase the computer program QuickBooks for the use of the FCR Treasurer.

## **5. OLD BUSINESS**

See report on FCR First Responder Course under Beautification Committee.

## **6. NEW BUSINESS**

Ceci McQuinn presented research Barbara Belanger, Sue McCarthy and she did for single stream recycling on FCR. It will cost less to have one recycle dumpster that will replace a current dumpster. This will make recycling easier for Ranch residents.

A motion was made, seconded and unanimously approved for one recycle dumpster to be placed on FCR for a trial period of 6 months; there will be 3 regular dumpsters and 1 single stream dumpster in the dumpster area.

## **7. NEXT MEETING**

The next FCR Board Meeting will be held Monday, November 11 at 6:00 pm at the home of Sue McCarthy.

## **8. ADJOURNMENT**

The Board by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 9:35 p.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  
October 14, 2013