

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

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on October 14, 2014. Present were President, Tom Jones; Vice-President, Lisa Hicks by conference call; Treasurer, Sue McCarthy; Secretary, Deirdre Heine; and At Large, David Hardy. Also present were Byard Peake, Mike Hicks, Jim Winzell, Judy Winzell, Barry Bryant, Mary Ann Bryant, Eb Redford, Sara Carver, Marge Rebovich and Mr. and Mrs. Jim Grizzard.

1. APPROVAL OF MINUTES

A motion, duly made by David Hardy, to approve the amended Minutes of the September Board Meeting was seconded and unanimously approved. The minutes were amended with a corrected start date for the dam construction.

2. LIASON REPORT

Byard Peake reported on:

- Six culverts have been opened and cleared
- Discussion of preventative maintenance and possible replacement of backhoe
- Road grader is in good shape

3. COMMITTEE REPORTS

Architectural Control Committee

Mary Ann Bryant, Chairman, reported on:

- There are two openings on the committee. Interested residents should contact Mary Ann Bryant or Nancy Peake

Beautification Committee

Marge, Co-Chairman, reported on:

- 20 responses received on the Entrance Survey
- A \$1500 donation towards the renovation of the entrance was made anonymously
- Concern expressed for the need of increased security at the entrance
- Additional signage for speed control and private property
- Entrance Survey responses will continue to be collected through the end of November

Common Property Committee

Jim Winzell, Chairman, reported on:

Slash Pile Status:

- New Slash Pile & Air Curtain Burner (ACB) Guidelines sign has been ordered and will be posted at the slash piles
- Incinerating the slash: NRG Consulting will provide a quote for removing the rest of the piles.

Beetle Trees:

- Jim Grizzard is contacting residents about locating beetle trees
- FCR Beetle Tree Containment Plan presented

Dam Committee

Mike Hicks, Chairman, reported on:

- Spillway Diversion Construction remains on track for 11/1/14 completion.
- Seeding of South Dam Face - contract signed and awaiting start and completion dates from contractor
- Dam and Spillway Mitigation/Cleanup - project completed 10/11/14. A total of 11 volunteers participated in the cleanup. Many thanks to all of them.
- Lake Level, Water Calls and Flows – On Wednesday, 10/8, an excessive amount of water, nearly six times the amount stipulated in the Zink agreement was observed flowing from the outlet pipe. The valve control gate, while locked was found to be loose. The USFS Steinegger Ditch diversion was observed to have an open gate and water was flowing down the ditch. Zink stated that he thought that FCRA was “honoring its obligation to “hydrate the wetlands and replenish the ground water in the meadow.” After consultation with Jim McCarthy, the decision was made to contact Steve Bushong, FCRA water rights attorney, to ask if FCRA had such an obligation. Bushong reviewed the agreement and said no such obligation exists. The only practical explanation was that someone, who desired water to flow into the Steinegger to store winter water, opened the valve and gate. As a result of these observations, the Water Commissioner had asked the USFS to place locks on its Steinegger gates. The Dam Committee has requested that Ray construct a new, more secure, locking system for the valve box.

Firewise

Judy Winzell, Chairman, reported on:

Grants:

Stevens Grant (\$115k, 44.5 ac.)

- Mitigation west of Main has progressed north to the common property across from the stables, behind the fuel break.
- Reimbursement request from the USFS for \$20k has been submitted; the reimbursement check will go directly to Sue McCarthy
- The ACB returns to FCR next week

CSFS Restoration Grant (\$50k, 21 ac.)

- Received the official letter of award on September 11, 2014
- RFP was sent out; contractor meeting on October 7, 2014
- Contractor proposal due October 21, 2014

DNR Wildfire Risk Reduction Grant Application – Air Curtain purchase

- Did not receive this grant due to limited funds
- Air curtain burner options discussed including \$2k expenditure for current contractor to eliminate remaining slash

Volunteer Hours

- Residents are reminded to continue working on defensible space on their own property and on common land
- Turn in hours to the Firewise Ambassador (form is on FCR website)

Sara Carver was introduced as the new Chairman of the Firewise Committee. Judy has graciously volunteered to assist Sara in her new duties. The board thanked Judy for her tireless efforts on the Ranch's behalf.

Horse Committee

Lisa Eckert, Chairman, reported via email on:

- The stable has 6 horses which is the maximum due to pasture and shelter space
- The committee plans to either purchase or rent a manure spreader for the distribution of composted manure
- Plans being made to re-seed pastures

Lake Committee

Barbara Belanger, Chairman, reported via email:

- The lake project will be completed once Ray has one day available to work on it.

Road Committee

Barry Bryant, Chairman, reported on:

- Two rain events last month caused culverts to plug and divert road drainage.
- Ray graded the roads to repair the minor damage and is working to re-open several plugged culverts.
- Committee is evaluating alternatives to improve drainage on the upper end of Rockridge; this may involve installation of one or two new culverts along with minor changes to road slopes.
- Ray will soon start road equipment preparation for winter.
- Two new road signs were installed last month. Ray will replace the hardware to be tamper-resistant.

Utilities Committee

Eb Redford, Chairman, reported on:

- Eb Redford and Barry Bryant met with Animas Water Company to discuss possible connection to Falls Creek Ranch
- AWC is willing and able to accept new customers
- Discussion of costs and processes to implement connection
- Status report given on Well #4
- Scheduled well maintenance and inspection of pump on well #2

A motion was duly made by David Hardy directing the Utilities Committee to proceed to pull and inspect the pump from well #2, swabbing the well, replacing the pump string and to return the existing pump, if

appropriate, or a new one of a size to be determined as appropriate. The motion was seconded by Sue McCarthy and unanimously approved.

4. TREASURER'S REPORT

Sue McCarthy, Treasurer, reported the Bank of San Juan account balances as of October 14, 2014 to be \$339,718.27:

- Operating Account: \$130,678.27
- Capital Reserve Account: \$203,110.00
- Grant Reserve Account: \$5,930.00

Account Management:

Completed this year's transfer to Capital reserves of \$100/lot; 10% HOA fee for all lots

- Completed transfer to Capital reserves of last fiscal year's excess of \$48500.00, Spillway diversion notes of \$115000.00.
- All setup transfers are complete for these accounts.

HOA

- 99 lots have paid. 1 outstanding owner will submit their payment this week.
- Filing an extension on 2013 Federal taxes due to some missing paper work from previous years that the CPA requested. Requested back copies of tax forms from IRS for past 4 years.

Water Billing

- Completed August Billing cycle from issuing invoices to reconciling payments.
- Need to decide on late fees (how much, and when they should be implemented).

5. OLD BUSINESS

- Water billing issues were discussed
- Resolved: For purposes of clarification, Homeowner/Lot owners are responsible to Falls Creek Ranch Association, Inc. for payment of water utility bills.

6. NEW BUSINESS

- Late fees for past due water bill accounts were discussed
- Current editions of the FileMaker Pro data software will be purchased for better coordination between Utilities billing information and FCR member data management

The Board thanked Carol Deterding for the generous donation of a filing cabinet for Ranch documents storage.

7. NEXT MEETING

The next FCR Board of Directors Meeting will be held on Tuesday, November 11, 2014 at the home of Deirdre Heine.

8. ADJOURNMENT

The Board, by motion duly made by David Hardy, seconded and unanimously approved, adjourned the regular meeting at 9:15 p.m.

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

Respectively submitted

Deirdre Heine
Secretary
October 14, 2014