

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 20, 2015. Present were President, Jim McCarthy; Vice-President, Mike McQuinn; Treasurer, Sue McCarthy; At Large, Peggy Yotti and Secretary, Deirdre Heine. Also present were Scott Southworth, Mike Hicks, Bobbie Baird, Phil Boroff, Mary Ann Bryant, Marge Rebovich, Byard Peake, Joe Scarpino, Ed Kileen, Warren and Leslie Seehuss.

On October 4, 2015 an Executive Session was held to discuss a personnel matter.

1. APPROVAL OF MINUTES

A motion, duly made by Sue McCarthy, to approve the minutes of the Sept 15, 2015 Board of Directors Meeting was seconded and unanimously approved.

3. APPROVAL OF AGENDA

Jim McCarthy added two issues to the Agenda: Old Business; 1. Funding for Ranch Manager's computer; 2. Status updates for distribution to membership of Annual Meeting minutes, Capital Reserve Fund Policy, Members Resolution regarding Board Meeting Notices, Agendas and Adoption of Policy, status of Rental Policy. Sue McCarthy moved to approve the additions to the Agenda. The motion was seconded and unanimously approved.

4. LIAISON REPORT

Scott Southworth reported:

During the last 30 days our Ranch manager has worked to maintain ranch equipment, roads, and water system including installation of new fire hydrants. He also performed maintenance work on the dam spillway, performed required water testing and filed required paperwork with CDPHE. Restoration work was done on the North Meadow and the equipment shed was cleaned out.

3. TREASURER'S REPORT

Sue McCarthy, Treasurer, reported:

- The 2 year Spillway Diversion Notes were paid in full on October 1st, with 4 months interest with a principal total of \$25,000.
- HOA fees on two lots are still outstanding.
- Federal and State income taxes were filed.
- CPA Review for fiscal year 2014-15 and revised Financial Reporting completed.

- As a result of CPA review, additional year end water usage income will be transferred this month into the reserve fund.

4. COMMITTEE REPORTS

Fire Wise Ambassador

No new business

Architectural Control Committee

No new business

Beautification Committee

Marge Rebovich, Co-Chairman, reported:

No new activity for the Beautification Committee

Medical Emergency Response

Marge Rebovich reported:

- Heart Safe LaPlata approved our grant for a 3rd AED to be installed on the North Wall of the Fire Station to be easily accessible to our recreation areas. This is a 50/50 cost sharing grant. Full price of \$1800 with FCR paying \$900. Five Ranch members have volunteered to cover the costs of the new equipment.
- Lisa Eckert has volunteered to monitor the Ranch AEDs while Marge is away for the winter.
- The Ranch has purchased a new smartphone for use to dispatch emergency responders. The new phone is a great improvement having a built in group text messaging feature.
- Gale Marinelli and Steve Dowler will take over the phone and dispatch responsibility while Marge is away, with the exception of 2-3 weeks in December, during which time they will need back up. Residents who can help with that time period should contact Gale and Steve.

Common Property

Phil Boroff, Chairman, reported:

Forest Management

- Beetle Trees: Seven new beetle infested trees have been identified and felled by CPC volunteers.

- The CPC Chair has met with three contractors for estimates for clearing large rocks in order to allow for more sinuous water flows during heavy rains behind Dyke Canyon and Bear Scat Trail. Phil is waiting for an additional proposal prior to making a recommendation to the Board.
- Tree trimming on Main is pending results of our grant application.

Slash Pile

- The CPC organized a successful Slash Workday party on October 17th. Twenty one volunteers worked 84 hours for our Firewise bank.
- The slash pile remains closed to residents. It is open for common property clearing only.

Dam Committee

Mike Hicks, Chairman, reported:

- The lake level will be dropped 6-8" in order to repair a vault gasket.
- The rock picking to remove rocks brought to the surface by the diversion project excavation failed due to issues with the Zetor.
- The June release of broodstock into the lake is doing well. On October 16th the CFW released 6000 cutthroat fingerlings into the lake.
- Responding to a resident's concern, Mike explained that either CPW or Falls Creek Ranch may pull out of the project at any time. He stated the CPW would likely not ever take any fish out of the lake but rather might just milk a few eggs. He also added that the planned Rotenone treatment is safe and that it has a very short half life.

Horse Committee

No new business.

Lake Committee

Barbara Belanger, Chairman, reported via email that there was no new business

Road Committee

- The Board welcomed our newly approved Road Chairman, Ed Kileen. Ed has met with Ray, Mike McQuinn and Scott Southworth to familiarize himself with the Chair duties.
- Ed will be communicating with Barry Bryant, former Chair, for previous records and ongoing maintenance schedules.

Utilities Committee

Eb Redford, Chairman, reported via email:

AWC/FCR Water Systems Connection Project:

- A meeting was held on October 1, 2015 between Mike Hicks and Eb Redford of the Utility Committee and Columbine District Ranger Matt Jonwiak to discuss the possibility of gaining an easement on Forest Service property along the Fire Exit road from Church Camp to Mason Cabin Road for a pipeline. We toured the proposed route and discussed next steps. We will submit an official easement request. The FS review and approval/rejection process could take from 6-12 months due to internal staff shortages.
- A review meeting amongst some Utility Committee members and Denny Ehlers was held on Sept 14, 2015. The proposed alternate pipeline routes and related property access issues were discussed. Denny Ehlers volunteered to work on that aspect of the project.

Capital Projects:

- Repair of the Upper and Lower water tanks was completed the weeks of Sept 14th and 21st, 2015. A new new tank water level sight gauge was installed on the Lower tank. A new float for the Upper tank sight gauge was installed. A new tank inspection will be conducted every 3-5 years. The exact duration is still under State review.

Fire Hydrant Replacements:

- The existing fire hydrant and 4" shutoff valve located near the corner of Rock Ridge Circle and Sunrise Lane in front of Lot 51 were replaced by Bonds Construction. Although the valve replacement wasn't planned, onsite inspection of same dictated it's replacement.
- The existing fire hydrant located near the corner of Meadow Ridge and Snowshoe Lane was replaced by Bonds Construction. It's location was moved ~ 2 ft further away from the road for better protection from snow plows. The 4" shutoff valve is in good condition and was left in place.

Isolation Valve replacement:

- The existing 4" main line isolation valve located on the lower section of upper Falls Creek main was replaced on October 8, 2015. This valve was frozen in the open position. This new valve will eliminate the need to shut off water to three fire hydrants and two houses if there is a leak in the line between Oakcrest Drive and the High Meadows gate.

5. OLD BUSINESS

- Mike McQuinn moved to approve the expenditure of not more than \$700 for a new computer for the Ranch Manager's use on Ranch business. The motion was seconded and unanimously approved.
- The draft of the 2015 Annual Meeting Minutes will be distributed to the membership on October 21, 2015.
- The Capital Reserve Fund Policy will be distributed to the membership on October 21, 2015.
- The Member Resolution Regarding Board Meeting Notices, Agendas and Policy Adoption will be distributed to the membership on October 22, 2015.
- The Rental Policy is still under review.

- Bobbie Baird is currently taking inventory of the Falls Creek Ranch website documents and will be proposing a new structure for the site.

6. NEW BUSINESS

Mike Hicks will meet with the Church Elder responsible for Church Camp property to discuss and understand easements between our properties.

7. NEXT MEETING

The next Falls Creek Ranch Board of Directors meeting will be held on Tuesday, November 17 at 6:00 p.m. at the home of Sue McCarthy.

8. ADJOURNMENT

The Board, by motion duly made by Deirdre Heine, seconded and unanimously approved, adjourned the regular meeting at 8:30 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 20, 2015