

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

October 28, 2010

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on October 28, 2010. Present were board members: President - Mary Ann Bryant, Vice President – Jim Wallace, Treasurer – David Hardy, Asst. Treasurer/At large – Kelly Lupton and Secretary – Doralee Matthews.

An **Executive Session** was held from 1:00- 1:35 p.m. to discuss water rights and litigation. Former Vice –President, Jim McCarthy, was present for this session.

The **Regularly Scheduled Meeting** was called to order at 1:40 p.m. Present were BOD members mentioned above. Also present were: CPC Chairman - Jim McCarthy, Utilities Co-Chairman - Eb Redford, Road Chairman – Barry Bryant, Lake Chairman – Tom Jones, AED Chairmen – Steve Gillis and Marge Rebovich, Firewise Co-Ambassador – Judy Winzell and guest Eddy Balch from Colorado Rural Water Association.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the September 10, 2010 meeting and Executive session were approved as amended.

By motion duly made, seconded and unanimously approved, the DRAFT Minutes of the FCR Annual meeting were approved. They will be sent out to the membership via email. They will also be submitted to resident Jane Schultz for posting on FCR's website.

2. TREASURER'S REPORT

David Hardy, Treasurer, presented an Account Balances and Profit & Loss Budget Report. His report indicated the following:

Vectra Bank Operating account	\$135,476.99
Unallocated Capital Reserve Accounts:	
IngDirect Business Savings @ 1.10%	\$2,314.22
CBC 12 month CD @ 1.49%	\$104,311.83 (maturing 9/25/11)
TOTAL	\$242,103.04

3. LIAISON REPORT

Mary Ann Bryant presented a Liaison Report from Byard Peake. She reported that Ray Smith is working on the winterization of the ranch equipment. The sand shed is complete, the backhoe is in for repair, and the new/used larger mailboxes (for packages) have been delivered and will be installed in the near future.

4. COMMITTEE REPORTS

Architectural Control Committee – Kathy Redford submitted a copy of the notes from the ACC meeting held on October 15, 2010. The report indicated:

- A Project Status report of ongoing projects
- The scheduling of a site visit with the architect for the Jenkins property
- The distribution, and explanation of, the contractor posting to members when interior or exterior work is being done on their property
- The clarification of the ACC's level of participation in repair or replacement projects where such projects do not change the exterior appearance of the property. New language describing this clarification will be created and submitted to the BOD for approval to be added to the Rules and Regulations – Section 5. See New Business below.
- A discussion regarding the Colorado House Bill 08-1270 relating to allowances/restrictions on the use of energy efficiency measures and how to incorporate terms of this bill into the FCR ACC Rules and Regulations. The committee will submit recommended language to the BOD for Nov. 2010 Board meeting.

Beautification Committee – It was reported that this committee will be meeting this month to discuss next year's projects.

Common Property Committee – Jim McCarthy, CPC Chairman, reported that the weed spraying project has been completed; screens have been built for the ranch house; and the plans for repairing and improving the upstairs bathroom of the ranch house are nearly completed. Future improvement projects for the ranch house are in the planning process. When completed, these plans will be presented to the BOD for review and approval. McCarthy also reported that resident, Mark Sword, will be driving the truck and trailer for the children's Halloween hay ride. The schedule for their home visits will be posted at the mailboxes this week.

Utilities Committee –Eb Redford and Barry Bryant presented results of their research of local engineering companies and their proposals for a disinfection conceptual engineering study. They recommended that Russell Engineering be hired. After further discussion, the BOD agreed that Redford and Bryant should have further conversations with Russell Engineering regarding cost details for the project.

Road Committee – Barry Bryant, Road Chairman, reported that Ray has completed preparation of equipment for the winter snow season. New chains have been purchased for the grader and the big orange truck. A new spare tire has been procured for the

grader. Brakes on the Zetor have been repaired and the plow attached. The new sand shed has been completed and is in use; Ray will procure a tarp to further keep the sand dry. The main equipment shed has been cleaned and will be used to store the grader, truck and the backhoe out of the weather during winter. Ray will try to get the backhoe in for overhaul during November. Barry is also representing the Road Committee with the CWPP Work Team to identify potential road aspects related to wildfire protection and emergency response access.

Lake Committee - Tom Jones, Lake Committee chairman reported on the status of planting grass seed at the boat launch area. The Committee will work with the owners of the remaining boats at the lake to remove them for the winter. Jones, along with members of the committee, will create a survey for the residents as an evaluation and follow-up to the new Lake Rules & Regulations that were implemented this past summer. When completed, the survey will be presented to the BOD for approval then sent out to the membership for input.

CPR/AED – Marge Rebovich submitted a CPR Task Force Report to the Board. It provided an update about the AED plan and FCR’s new equipment. Marge cited advantages for the Medtronic LifePak device. She also reported on the issues remaining for the committee to resolve: establishing location with weatherproof and temperature control, finalizing the dispatch protocol, formally organizing the volunteer responders and establishing the core group who will monitor the integrity of the AEDS and provide monthly reports to the BOD and HSLP (Heart Safe LaPlata)

Kelly Lupton will talk to Byard regarding the building of housing units for the LifePaks. David Hardy will contact Verizon regarding the process for obtaining an FCR emergency phone number to be used in conjunction with 911 dispatch.

5. FIREWISE AMBASSADOR - Judy Winzell, newly appointed Firewise Ambassador Co-chair, addressed the BOD. She reported on the recent informational CWPP meeting she had attended. Judy informed the BOD of a need for an educational plan for FCR residents regarding vegetation management as well as available USFS grant monies for community projects.

6. OLD BUSINESS

Jim Wallace submitted the liability waiver from resident and consultant Mike McLachlan. David Hardy will review the “Guest” waiver under consideration. The Board will review his findings to finalize the official FCR Liability Waiver process.

There was discussion regarding the High Meadow Ranch concerns. Mary Ann updated the BOD about her conversation with John Neese and Don Cooley of High Meadows reviewing the legal 1988 FCR/HMR Agreement. She will draft a reminder letter to the membership stating the rights of Falls Creek residents based on the agreement. She will continue to update the BOD on future discussions to help resolve differences.

7. NEW BUSINESS

Eb Redford, Utilities Co-Chairman, introduced Eddy Balch, from Colorado Rural Water Association. Mr. Balch is an integral part of the grant that Falls Creek has applied for regarding a source water protection plan. He provided background information regarding the Grant and his position as a technical assistant and consultant. Working with a FCR Steering Committee, to be determined, Balch will help develop a well water protection plan based on our specific needs after a complete evaluation has taken place.

Mary Ann Bryant reported on a recycling program offered by Waste Management. It would provide a one-container system which would be for the disposal of paper, plastic bottles and tin cans. It would not provide for plastic bags or glass containers. The BOD agreed to look into the matter further regarding pricing and availability of “bear lids”. Mary Ann will contact Waste Management for more details and report back to the board.

The BOD voted to approve the new wording to be added to Section 5.B of the Architectural Control Rules and Regulations. This now reads:

“Improvement projects for repair or replacement only where no exterior change in appearance occurs (such as, but not limited to, color, size, material, etc) shall not require ACC application for review or approval. The ACC recommends owners post the FCR Contractor Posting at the worksite to remind workers of expected conduct as stated in Section P of this document. In an effort to enhance our informal “neighborhood watch” and awareness of security issues, owners are also encouraged to inform nearby neighbors of the impending work and when workers are expected at a home.”

8. NEXT MEETING

The next FCR Board of Directors meeting will be on Monday, December 6, 2010 at 2:00 p.m. It will be held at the home of Jennifer and David Hardy.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 5:05 p.m.

This document constitutes a true and correct copy of the minutes of the meeting of the Falls Creek Ranch Association, Inc.

Respectfully Submitted,
Doralee Matthews
Secretary
October 28, 2010