

MINUTES
FALLS CREEK RANCH ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 4, 2009

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors, occurred on October 4, 2009. Present were BOD members – President John Ritchey, Vice President Jim Wallace, Treasurer David Hardy, At Large/Asst. Treasurer Mary Ann Bryant and Secretary Doralee Matthews. Also present was resident Jack Irby. The meeting was called to order at 2:05 p.m.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the September 15, 2009 regular meeting and executive session were approved as submitted.

2. MEMBER/ RESIDENT INPUT

There was discussion to determine whether or not permission should be granted to the Watson's grandson, Peter Stegner, allowing access to FCR assets. (i.e. lake, roads, meadows, etc.) Peter presently resides at the house on the Watson property in Falls Creek Ranch.

The BOD plans to research historical and current information regarding Falls Creek Ranch Access Agreement with the Watson family and property. Discussion was deferred to Executive Session and the next BOD meeting.

At this time V.P. Jim Wallace left the meeting.

Resident Jack Irby presented a request from the K-9 Search and Rescue Training Organization. They would like to use FCR property for a training series. There was a brief question and answer session between Jack and the BOD. Many questions required answers more specific than Jack could provide at this time. The BOD decided to deny the request but invited the interested parties to come to the Board for further discussion.

Jack Irby left the meeting at this time.

3. COMMITTEE REPORTS

Utilities - A report from Co-Chairman Eb Redford was reviewed by the BOD. His report included information, along with photographs, about FCR's SCADA System – repairs and upgrades. Eb has been working to modernize this project regarding our wells – updating his computer hardware as well. The BOD would like to publicly recognize Redford and thank him for the excellent job he has done for Falls Creek in this area.

Architectural Control Committee - Mary Ann Bryant reported that M. Galbraith, builder of the Davidson home – a project that is currently underway, informed the BOD that a few trees need to be taken down to provide an area for the septic tank's leach field.

Beautification Committee – The demonstration gardening project at the entrance to Falls Creek Ranch is now complete. The BOD would like to acknowledge Durango Nursery and Lisa Bourey and thank them for their time and monetary discounts they provided for this endeavor. The BOD would also like to formally thank the members of this committee – many of whom have worked tirelessly for many months to create and complete this project. The committee members include: Nancy and Jim Wallace, Marge and Bill Rebovich, Carole and Karl Deterding, Shirley Jones, Sue Marshall, Jennifer Hardy, Glennie Ritchey, Laura (and sometimes Bill) Bales, Jill Lupton, Gale Marinelli and Jonni Greiner.

There was no report from Liaison, CPC, Roads, Corral, or Lake Committees.

4. TREASURER'S REPORT

David Hardy presented an Account Balances and Profit & Loss Budget Report. His report indicated that there is \$93,720.76 in the Vectra Bank Operating Acct. There is \$66,870.90 in the FCR Indirect Business Savings Acct. and the CBC 12 month CD totals \$101,948.99 @ 2.18% - matures 9/25/10. These total to: \$262,540.65

He updated the BOD regarding members with unpaid assessment status.

5. OLD BUSINESS

Discussion was held regarding a formal complaint received last month. The complaint indicated that there has been an unauthorized bike trail created on both common and private property. The BOD had agreed to follow up on the issue. Since last month, the Board members have had the opportunity to “walk” the trail and review the damage. An official letter was sent to the family responsible for the building of this trail requesting restoration of the land and the removal of artificial structures used in the creation of this track within thirty days.

Hardy updated the BOD on the status of the FCR resident's judgment letter. The payment has been made and deposited. Attorney Golden will be contacted and informed so he can notify the court to enter a “Satisfaction of Judgment”.

Hardy also reported on a discussion Vice President Wallace had with FCR's insurance provider. Wallace is taking steps to ensure a proper general liability policy is in effect.

John recommended that the membership's password for FCR's website be changed. Changing a password periodically is a recommended procedure. The BOD will look into this and residents will be notified.

6. NEW BUSINESS

Hardy reported that payment for the Big Tooth Maples (that have been planted in the meadow on Falls Creek Main across from Dyke Canyon Rd.) has been made and taken out of the 2009-2010 CPC budget. Thanks again to Durango Nursery for their discounted prices to FCR.

John Ritchey presented an updated copy of the High Meadows Access Agreement summary spread sheet to be reviewed by the BOD. It was agreed that this copy would be sent out to the

membership. The summary has been revised and corrected and now supersedes any old copies of the agreement that residents may have. A copy will be put into the New Membership Packet and posted on the website as well. Doralee will send copies via email to the membership and Mary Ann will take care of the website project.

7. NEXT MEETING

The date for the next FCR Board of Directors meeting will be determined at a future time.

At 4:45 p.m., the Board, by motion duly made, seconded and unanimously approved, adjourned to Executive session to discuss matters of insurance, FCR's Access Agreements and the request of the K-9 Search and Rescue Team.

8. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its Executive session at 5:00 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 4, 2009