

MINUTES

Falls Creek Ranch Association, Inc. Board of Directors Meeting

Oct. 9, 2008

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. (FCRA) Board of Directors (BOD) occurred on Oct. 9, 2008. Present were BOD members Barry Bryant, Mary Irby, Jim McCarthy, and Doralee Matthews. BOD member David Hardy was absent. Also present were Byard Peake, Fire Wise Ambassador and Ranch Liaison, and Don Southworth, Utilities Cmte. Co-Chair. 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 Sept. 10, 2008 regular meeting and Executive Session were approved as amended.

2. Member/Resident Input

A discussion occurred regarding the cutting of trees by both residents and non-residents of Falls Creek Ranch. There is a longstanding ranch policy on this issue and a note will be forthcoming from Bryant and the Common Property Cmte. explaining the proper procedures and rules. CPC Co-Chairs Jim McCarthy or Jim Wallace can be contacted if you need further information and/or authorization.

3. Committee Reports

There was no report submitted from the **Common Property Committee**

Architectural Control Committee reported that there are fourteen projects ongoing at Falls Creek.

Utilities Committee did not submit any monthly reports regarding meter reading

A report from the **Roads Committee** informed us that John Ritchey would like to withdraw as Chair but will remain on the committee as a member. At this point, Byard Peake, Ranch Liaison, will follow up with projects referenced in the previous report from Ritchey and the committee. He will prioritize a maintenance schedule with Ray Smith. Peake will also talk to Smith about the BOD giving him authority during this interim period as Ritchey steps down until a new chairperson is assigned.

Peake submitted his **Liaison** report informing that the current priorities are: three water meters, culverts and getting equipment ready for the winter season. Work on the Mason Cabin Road electrical line has begun. The Board decided that an additional "gate" and sign to stop traffic from entering this road needs to be installed closer to the main road on the property before the fire exit gate.

The culvert in this Mason Cabin area needs to be developed more and graded. Peake will contact Eb Redford, Utilities Cmte. Co-chair to discuss the possibility of having the electrical company do this as their equipment is presently there. President Bryant will also follow-up with Navteq Co. regarding the "Google" issue that currently gives driving directions through the fire exit/camp lane as an entrance or exit to and from Falls Creek Ranch.

As **Liaison**, Peake also reported that that work on the Ranch House continues. Future projects and repairs were discussed.

With regard to **irrigation**, he reported that the lake meadow two-track road has been plowed and seeded by the Forest Service. A ditch has also been cut to prevent irrigation water from collapsing the creek banks. The new corral flume and existing FCR Main flume have been approved.

Don Southworth, **Utilities Cmte.** Co-Chair, reported that 98% of the water meters are running. There were no extreme highs this month in water usage.

He explained that LPEA is going to install their own marking poles this winter. However, the ranch fire hydrants and telephone marking poles will still need to be put in by FCR volunteers. He indicated that there is an inspection report for the Ranch House and he will give this to Bryant for any items that still need to be addressed.

Vice President McCarthy reported on his research of siren / warning **security** systems. He has spoken with Butch Knowlton, Emergency Services Director of LaPlata Co. who is willing to talk to FCR and help with the development and activation of a plan. Jim will continue to pursue this project.

4. Treasurer's Report

Board member Mary Irby submitted the treasurer's report in the absence of David Hardy. Delinquent Assessment Payment Notices will be sent out in October. She also reported that in September, FCR purchased a \$50,000 CD (FDIC insured) with Community Banks of Colorado at an annual percentage yield of 3.90%. Hardy interviewed three CPAs regarding a procedures review and audit. Casey Lynch was selected and he will start the process in November. Irby also submitted a Profit and Loss Budget.

The Bank and Reserve Acct. Balances Report shows that there is \$83,177.28 in the Vectra Bank Acct. and \$90,339.45 in the IngDirect Acct.

5. Old Business

Progress of the LPEA feed from the Church camp was discussed. (See earlier mention for details)

Mark Galbraith was successful in getting a generator for the Ranch House.

Barry will follow up with Mike McQuinn regarding the Re-Plat Survey.

Procedures Manual, Records and Member Packet remains in progress.

6. New Business

Falls Creek Ranch will participate in the "Adopt-A-Road" Program. Carole Deterding, along with the Beautification Cmte., was instrumental in applying and being accepted for this program for the new 2.2 mile chip-seal road through Hidden Valley. Volunteers from FCR will be responsible for roadside clean-up twice a year. More information is available from Carole. Anyone interested in serving as a volunteer needs to contact her at 259-3594 or Deterding@Frontier.net.

Update on the signage working group was reviewed.

Regarding water conservation: Vice President McCarthy and Doralee Matthews will be following up to developing a communication process for FCR members to receive their personal water usage information.

7. Next Meeting

The next BOD meeting will occur on Wednesday, Nov. 19, 2008 at 2:00 P.M. at the home of Mary and Jack Irby.

By motion duly made, seconded and unanimously approved, the BOD adjourned to an executive session at 4:45 P.M. This executive session was held to consider matters related to Security Issues/Options, Water Rights and Insurance matters.

8. Adjournment

At 5:15 p.m., the Executive Session ended and the BOD, by motion duly made, seconded and unanimously approved, adjourned its regular meeting.

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

Doralee Matthews, Secretary
Nov. 19, 2008