

## **MINUTES**

### **Falls Creek Ranch Association, Inc.**

#### **Board of Directors Meeting**

**Sept. 10, 2008**

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on Sept. 10, 2008. Present were board members: Barry Bryant, Jim McCarthy, David Hardy and Doralee Matthews. Board member Mary Irby was absent. Also present at various times during the meeting were: Eb Redford-Utilities Cmte. Operations Co-chair and Byard Peake- Fire Wise Ambassador and Ranch Liaison. The meeting was called to order at 2:00 p.m.

#### **1. Approval of Minutes:**

By motion duly made, seconded, and unanimously approved, the Minutes of the August 13, 2008 meeting were approved as amended.

#### **2. Member/Resident Input**

The BOD had a discussion on the topic of dispute resolution between FCR residents. Consideration was given to an effective process that would be both neighborly and enforceable.

#### **3. Committee Reports**

Ranch Liaison and Fire Wise Ambassador, Peake, reported that Win Wright and Ray Smith were in the process of installing an irrigation water measurement device (flume) near the horse corral. Finishing this project will complete our obligations set last spring by the Division of Water Resource and Water Commissioner. The expertise of Win Wright, Southwest Hydro-Logic, in this installment as well as water research/matters and history at FCR is invaluable. FCR will be contracting him to help on some upcoming projects regarding water.

Peake reported that 540 bales of hay were produced by the lake meadow. High Meadow produced 180 bales. The quality is reported to be very good.

Discussion of contractors hired to work on the common property focused on their ability to provide us with a certificate providing proof of insurance. Bryant and McCarthy will follow-up investigating this matter.

Byard also reported on his communication with Public Lands. The forest service road will be graded on Sept. 19, 2008. The U.S. Forest Service will rehab. the road one time. Otherwise, they are done with their projects at this point.

Eb Redford, Utilities Cmte. Operations Co-Chair, submitted his reports on water rights and water testing/monitoring. All normal water testing results met established standards.

Redford submitted current water meter reading statistics report. The usual high and low water users were consistent in their usage patterns. How FCR residents can use this data will be the topic of further discussion.

#### **4. Treasurer's Report**

David Hardy reported that the Vectra Bank Operating Acct. (5137) balance is \$199,442.43 and that the ING Direct Saving Acct. (84719991) has a balance of \$45,148.17. Total of both accounts is \$244,590.06. The Vectra Bank Fire Safe Acct (4304) closed as of 8/26/08. Funds were transferred to the operating account. The Money Market Acct. (4528) was closed and funds were similarly transferred as well. These transfers will increase earnings on interest. Hardy submitted a FCR Profit & Loss Budget as well for August 1- Sept. 8, 2008. No board action was required.

## **5. Old Business**

Vice President McCarthy updated the board regarding insurance matters. He is communicating with our insurance company to make sure the Ranch is properly covered.

Discussion occurred on the progress of the LPEA power feed. The work should begin in October and will improve the reliability of our electrical service and support future loads here.

It was reported that Mark Galbraith will be assisting and consulting with the Board in the attainment of a shed generator for the Ranch house. This will be crucial for any future power failures that may occur at the caretaker's home.

A report on the FCR Survey was submitted by Mike McQuinn and shared by President Bryant. This update reported that all of the changes made by Tom White(Surveyor) have been received. The map will soon be circulated for signatures from LPEA, SJBH, DOW, FCR and the County Commissioners.

President Bryant continues to work on the Procedural Manual Member Packet.

## **6. New Business**

Pres. Bryant shared observations and thoughts regarding the progress of the working group for "Ranch Road Signs". These have been passed on to the group of volunteers.

The board brainstormed ideas and concerns regarding water conservation. They discussed the use of the data collected monthly from the water meters.

Vice-Pres. McCarthy updated the Board on his research of an emergency/fire alarm system for FCR. He will continue to gather information about these systems and talk with LaPlata County Fire and Rescue for their suggestions as well.

A draft containing information on the "Rules and Regulations Regarding Use of Falls Creek Ranch, Inc. Equipment by Association Members" was reviewed. An official document addressing this topic will be forthcoming as it is reviewed and revised. Keeping track of equipment and its condition (i.e. chainsaws) is of the utmost importance for the success of this plan.

The Hidden Valley Haying Permit/Project is completed. Lisa Autrey serves as the instrumental FCR resident to see that the hay has been baled and the cutter has been paid.

## **7. Next Meeting**

The next scheduled BOD meeting will occur on Thursday, October 9, 2008 at 2:00 in the home of Barry and Mary Ann Bryant.

By motion duly made, seconded and unanimously approved, the BOD adjourned to an executive session at 5:15. The executive session was held to consider matters related to litigation and water rights of Falls Creek Ranch.

## **8. Adjournment**

At 5:50, 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.

Respectfully submitted,  
Doralee Matthews  
Secretary  
September 10, 2008