

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

Sept 10, 2010

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on September 10, 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 – 2:00 p.m. to discuss water rights and litigation. Former Vice President, Jim McCarthy was present for this session.

The **Regularly Scheduled Meeting** started at 2:05 p.m. Present were BOD members mentioned above. Also present were: CPC Chairman - Jim McCarthy, Liaison - Byard Peake, Utilities Chairmen – Don Southworth and Eb Redford, and AED/CPR Committee members Steve Gillis and Marge Rebovich.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the August 19, 2010 meeting and executive session were approved as submitted.

2. LIAISON REPORT

A written report was submitted by Byard Peake, Ranch Liaison. Items mentioned were: The dump truck's axle repair, future use of the excavated dirt pile by Davidson's, newly cleared lake access progress, repairs to the Record's shed, sand shed update and some repairs still needed at the stables. He also reported that he will be looking for volunteers to help with weed whacking the ditch to the lake meadow.

3. FIREWISE AMBASSADOR – It was announced that Judy Winzell, FCR resident, has volunteered to replace Mary Irby as Firewise Ambassador. The BOD approved this nomination, welcoming Judy to this important position.

4. COMMITTEE REPORTS

Architectural Control Committee

No report submitted

Beautification Committee

A written report was submitted by Nancy Wallace and Marge Rebovich, Co-chairmen. The xeric garden at the entrance to FCR, initiated in Fall 2009, has been completed. Occasional maintenance will be scheduled. The Planting Workshop, offered to residents in August, was very successful. Similar educational programs will be offered to interested residents in the future. The committee will schedule a planning session this fall to discuss ideas for a future Fire House landscaping project.

Common Property Committee

Jim McCarthy, Chairman, reported on three recent requests for tree removal on common property. These removals would be in response to recommendations from the Forest Service for reasons of forest health. The areas affected are: near Lot # 81 – Steve Allen’s residence, a section south of David Rohdy’s home, and an area between the Wallace and Ritchey properties. Trees to be taken down have been marked for this project. Jim also reported that Jim and Judy Winzell have requested to use a small section of the middle meadow for parking for a private event on Saturday, September 11, 2010. CPC approved this request. Jim also updated the BOD on the poor conditions of the upstairs bathroom in the FCR ranch house. Discussion took place regarding this and other repairs that need to be made on the house. The BOD approved the use of \$2500.00 for the bathroom repairs. Jim McCarthy will develop a plan regarding exterior siding with CPC and report to the BOD.

Horse Corral

Stable repairs have been completed.

Lake Committee

The BOD was informed that the FCR Safety Boat needs oars and oarlocks replaced. The BOD agreed to replace these in Spring 2011, installing a security cable in the boat to prevent the oars from being lost or misplaced.

Road Committee

Barry Bryant, Road Chairman, and Ray Smith, Ranch Manager, will be investigating narrow areas of FCR roads needing fill dirt. His report indicated that the overhauling of the backhoe will be scheduled. Construction of the “sand shed” is progressing.

Utilities Committee

Eb Redford, Co-chairman, updated the BOD regarding the \$5,000.00 grant awarded from State of Colorado. Eddy Balch, of Colorado Water, has filed the necessary paperwork needed for the grant monies to be used for the Source Water Protection Plan. Part of the improvement plan will include the development of an emergency disinfection process. Eb reported that he and Barry Bryant have met with Goff and Russell Engineering firms in Durango to develop a conceptual plan for disinfection of our water.

5. TREASURER’S REPORT

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

Vectra Bank Operating Account	\$148,434.37
Unallocated Capital Reserve Accounts:	
IngDirect Business Savings @1.10%	\$2,312.42
CBC 12 Month CD @2.18%	\$101,948.99 (maturing 9/25/10)
TOTAL	\$252,695.78

6. OLD BUSINESS

- Construction on the horse corral and sand shed is nearly complete.

- There is no new information regarding Dyke Canyon mining.
- Jim Wallace reported that he recently met with Mike McLachlan to continue work on the liability waivers assignment.

7. NEW BUSINESS

- Marge Rebovich and Steve Gillis updated the BOD on the progress of AED/CPR plans for FCR. A written report summarizing possible ideas was submitted. Discussion regarding the details of the AED placement, future residential training and an effective telephone dispatch process occurred. The Board approved the use of the donated AED for the Ranch with needed supply purchases as well as application to Heart Safe LaPlata to cover the administration and technical support for this AED. The AED/CPR Committee will investigate the best location and emergency call dispatch method. Marge Rebovich will pursue additional CPR/AED training for residents and a presentation for residents by Mercy Hospital personnel regarding general end-of-life issues. The Board will consider any additional WED purchases at a future date.
- Mary Ann Bryant reported that John Neese has not responded to her email request for a meeting to discuss recent complaints from High Meadows residents. She will contact him again this week.
- Priorities for FCR ranch house repairs were discussed.
- Current committee chairs and members were approved by the Board for 2010/11. This listing will be posted on the FCR website.
- Installation of roadside security signage on the ranch (i.e. Neighborhood Watch) was proposed by Doug Parmentier. He will be asked to submit a proposal for the BOD.
- Domestic water usage reports were reviewed. Personal data and an official letter will be distributed to all FCR residents. Doralee Matthews and Kelly Lupton will work on this project next week. Appreciation was expressed to Jane Schultz, Carol Deterding and Glennie Ritchey for their efforts in gathering data from meters.

8. NEXT MEETING

The next FCR Board of Directors meeting will be on Thursday, October 28, 2010 at 2:00 p.m. at the home of Jim and Nancy Wallace.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 6:05 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
 September 10, 2010