

MINUTES
FALLS CREEK RANCH ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 15, 2009

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors, occurred on Sept. 15, 2009. Present were BOD members – Vice President, Jim Wallace, Treasurer - David Hardy, At Large/Asst. Treasurer – MaryAnn Bryant and Secretary – Doralee Matthews. Absent was BOD President – John Ritchey. Also present during parts of the meeting were: Former V.P. Jim McCarthy, Liaison Byard Peake, and residents Glenn Sears and Doug Parmentier.

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 18, 2009 regular meeting and executive session were approved as submitted.

2. MEMBER/RESIDENT INPUT

There was no input from residents or members.

3. COMMITTEE REPORTS

Ranch Liaison and Firewise Ambassador, Byard Peake, submitted his report to the BOD: The water truck is still in need of some repairs and this has caused a delay in the completion of work being done on FCR culverts. A water meter has been installed for Lot #19. Ray Smith will be installing a Flow Meter on Well #2.

Peake reported that Mary Irby and Jonni Greiner have agreed to share the position of Firewise Ambassador for FCR. The Forest Service is presently doing fire mitigation clearing of 54 acres at Tripp Gulch. Teams from Southwest Conservation Corps, along with two hydro axes, are working to complete this fire mitigation project.

Beautification Committee submitted a report regarding their progress on the project at the entrance of the ranch. The new demonstration garden is now home to 48 xeric plant species, including many natives. In the coming weeks, a plant identification list will be created and plants will be numbered for reference. This fall will bring more weeding and mulching. J. Lupton, J. Greiner, and G. Marinelli have recently volunteered to join the committee.

Road Committee Chairman Barry Bryant submitted a report of summary of actions that will occur over the next few months. The road committee met on September 14. Bryant will be contacting Britt Lovelace and resident Tom Arland to discuss support for plowing operations this winter if needed. Bryant and Peake are working with Ray Smith to ensure that equipment is ready for winter operations.

Residents Bob Strachan and Barney Anderson will be mapping out ranch culverts and conditions then prioritize a schedule for cleaning and repairs next spring.

Common Property Committee reported that thistle spraying will start next week.

4. TREASURERS REPORT

David Hardy's report of Sept. 14, 2009 indicated that there is \$146,792.33 in the Vectra Bank Operating Account. The Unallocated Capital Reserve Accounts show that there is \$66,806.64 in the Indirect Business Savings and \$50,000.00 at 3.9% in the Community Banks 12 month CD. These total: \$263,598.97.

He reported that the 12 month CD matures this month. The renewal rate is 2.1%. He suggested that we move \$50,000 from the Vectra Operating Account (a non-interest earning account) and add it to Community Bank's CD. Together they will earn interest at 2.2%. Hardy will check into this and report to the BOD.

He reported that all but six FCR members have paid their assessments. He is in contact with the residents who are late with their payments.

A Profit and Loss report was also submitted.

5. OLD BUSINESS

New road signs are being created to replace the historical FCR signs made by Charlene Wykoff. This reparation project is being done by residents Glenn and Mary Sears.

Status of an FCR resident's judgment letter and payment was discussed.

The Plat for FCR has been signed and recorded and will be posted on the website.

MaryAnn Bryant reported on the letter of response to the non-residents who were seeking permission to ride horses on FCR hiking trails.

Doralee Matthews updated the BOD on the upcoming Showalter wedding to take place on the ranch.

6. NEW BUSINESS

A formal complaint was received regarding a bike track/trail that has been created on both common and private property without BOD approval or owner permission. The BOD will follow up on this.

Revision of Covenant and Bylaws remains ongoing.

Study of insurance requirements for the Ranch remains ongoing as well.

Resident Doug Parmentier requested that the BOD and CPC consider a hay-mowing fire mitigation project for the area south of his home and north of the Irby property on Falls Creek Main. This forest thinning process would complete a previously approved BOD project for this area since there is still a dense accumulation of fuel in this area after three years of work by FCR volunteers. Craig Goodell, of the U.S.F.S./B.L.M., will help with planning the cut by marking the project boundary and identifying the best areas for thinning.

Parmentier also presented a Google-Mail emergency notification system idea for FCR residents. He would be willing to set this up for residents choosing to participate. This free system is used by LaPlata County Search and Rescue for emergency call-outs and works with cell phones. The BOD made a motion to approve this project. Doralee Matthews will follow-up with Doug Parmentier and report to the BOD next month.

7. NEXT MEETING

The next FCR Board of Directors Meeting will be held on Monday, October 19, 2009 at the home of Doralee and Steve Matthews at 2:00 p.m.

At 5:30 p.m., the Board, by motion duly made, seconded and unanimously approved, adjourned to Executive Session to discuss matters of insurance, liability, and water rights.

8. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its Executive Session at 6:00 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
Sept. 15, 2009