

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

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on September 15, 2015. Present were President, Jim McCarthy; Vice-President, Mike McQuinn; Treasurer, Sue McCarthy; At Large, Peggy Yotti and Secretary, Deirdre Heine. Also present were Doug Parmentier, Scott Southworth, Eb Redford, Mike Hicks, Dave Acree, Bobbie Baird, Barbara Belanger, Phil Boroff, Bill and Marge Rebovich, Robin Southworth, Joe Scarpino and Chris Heine.

1. APPROVAL OF MINUTES

A motion, duly made by Mike McQuinn, to approve the amended Minutes of the August 25, 2015 Board of Directors Transition Meeting was seconded and unanimously approved. The minutes were amended to include the lake improvements mentioned in Jim McCarthy's Introduction at the meeting.

3. APPROVAL OF AGENDA

Deirdre Heine added three issues to the Agenda: Old Business; New website logon credentials, renovation of website and the CCIOA requirements for record keeping. Sue McCarthy moved to approve the additions to the Agenda. The motion was seconded and unanimously approved.

4. LIAISON REPORT

- Scott Southworth was introduced as the new Ranch Liaison, replacing Byard Peake.
- Byard's accomplishments and long yeoman service were recognized by the Board, who thanked Byard for his volunteering over the past two decades. He served seven years as Common Property Chairman followed by seven years as Ranch Liaison.
- Scott reported he has been meeting with Ray to insure a smooth transition. In addition, Ray has been working with Eb Redford on the required annual water testing for the Ranch.

3. TREASURER'S REPORT

Sue McCarthy, Treasurer, reported:

- Mike McQuinn reviewed the spillway diversion notes held by ranch members. The 2 year notes due in 2016 can be paid off prior to due date without penalty.
- An additional reminder was made to the membership regarding HOA fees due August 1, 2015 which are now overdue. There is a 30 day grace period, after which a 1.5% interest fee will be charged. Seven lots are outstanding as of 9/14/15.
- Website in need of updating. To be discussed in New Business.
- Thank you to Sandy Turner for obtaining a refund from Pride Weed Control for

\$1000.

4. COMMITTEE REPORTS

Fire Wise Ambassador

- Jim McCarthy reported that Daybreak Rotary of Durango will pick up firewood from the Ranch on September 19. There will be six trucks focusing on north Main and the Snowshoe areas. Rotary processes the wood for stove use and distributes to needy families in our community.
- NRG is will to train Ranch volunteers in the use of the air curtain burner.

Architectural Control Committee

Eb Redford reported on behalf of K Redford, Co-Chairman:

- There are currently 9 open projects under way on the Ranch.
- Website needs to be updated to reflect the changes in ACC committee membership and co-chairs.
- Mary Ann Bryant is stepping down as co-chair as of September 1 and will continue as a committee member.
- A motion was duly made by Deirdre Heine to approve Nancy Peake as the new co-chair of the ACC Committee. The motion was seconded and unanimously approved.

Beautification Committee

Marge Rebovich, Co-Chairman, reported:

- Panayoti Kelaidis, Sr. Curator of Denver Botanical Gardens, hosted Dr. George Fritz and his wife Marike who were visiting the United States for the first time. They toured our xeric gardens at the entrance to the Ranch and loved them. Dr. Fritz is a field botanist and expert in succulent plants for the South African National Botanical Institute. Kudos to Marge Rebovich, Nancy Wallace and our entire Beautification Committee for the well-deserved compliments.

Common Property

Phil Boroff, Chairman, reported:

Forest Management

- Beetle Trees: CPC volunteers will continue to inspect for infestation and fell as needed. The CPC is anticipating substantially increased tree spraying next spring.
- Additional thinning toward well-spaced trees with an eye on diversity in age and structure is required to ensure long-term healthy forests. This will require a sustained effort with many volunteer hours. The CPC will pursue no-cost outside assistance options.
- Thank you to Steve Allen who has cleared slash along north Falls Creek Main in order to

widen the corridor north of Oakcrest Drive.

- The CPC has met with one contractor and is scheduling two others for estimates for clearing large rocks in order to allow for more sinuous water flows during heavy rains behind Dyke Canyon and Bear Scat Trail. Jim McCarthy noted the importance of protecting property.

Weed Mitigation

- Sandy Turner stepped up and filed for a weed mitigation grant/refund on behalf of FCR.

Slash Pile

- Several members and our ranch hand met to help establish some order to the slash pile. They spent 30 man hours segregating much of the large pieces and arranged the slash into several large piles before equipment issues arose. They encountered huge log rounds, railroad ties and construction trash. The slash pile remains closed to residents until further notice.

Dam Committee

Mike Hicks, Chairman, reported:

Lake Level, Water Calls and Flows

- Falls Creek is still running, although very slowly.
- Zink's request for 0.25 cfs is in place.
- No call by the USFS is in place.

Seeding of the South Dam Face and areas disturbed by the Spillway Diversion Project

- The seeding of the areas disturbed by spillway diversion and the south dam face did not go well due to the earlier use of an herbicide, most likely Tordon, which has a long half-life when not applied correctly. Further, the weed contractor was unable to spray those areas as the lake was spilling. The seeding contractor has been experimenting with different soil amendments using soil samples taken from the area and believes that the herbicide can be neutralized by adding carbon to the soil.

The following plan is now in place:

- Remove rocks brought to the surface by the diversion project excavation using a mechanical rock picker. Note: Soil must be dry. The rock picker will be pulled by the Zetor
- Amend the soil with carbon and reseed.
- Apply herbicide to weeds. The time-table for the plan is dependent on the drying of the spillway along with the availability of the Zetor.

Horse Committee

Lisa Eckert, Chairman, reported via email that there are no new issues.

Lake Committee

Barbara Belanger, Chairman, reported:

- A motion was duly made by Deirdre Heine to approve Robin Lucie Southworth as co-chair of the Lake Committee. The motion was seconded and unanimously approved.
- A motion was duly made by Mike McQuinn to approve Jessie Kileen as a new member of the Lake Committee. The motion was seconded and unanimously approved.
- The new raft has been completed and is afloat. Diving depth at the Big Rocks raft location is to be determined.
- Work on the new Lake Rules and Guidelines will begin in January. Mike McQuinn will be the Board contact. Membership input will be sought via email and questionnaire. This will be a three month process with a proposed final document to be presented for Board approval at the March 2016 meeting.
- Spring 2016 projects will include mowing and terracing the area to the south of the main beach; transfer two picnic tables from the picnic area to the south of main beach; relocate the north canoe rack further to the west and mow and terrace the vacated area; repair damage from run-off and add material to the vacated area which will create the New West Beach.

Road Committee

- The Committee is still looking for a volunteer to fill the position of Chairman.
- Mike Hicks pointed out that Falls Creek is eroding the road where it passes under Falls Creek Main and that the culvert to the Thompson ditch is backfilling. He suggested the long term solution to the problem would possibly need engineering. Mike McQuinn stated that Ray can handle issue.

Utilities Committee

Eb Redford, Chairman, reported:

AWC/FCR Water Systems Connection Project

- A meeting was held July 27, 2015 between members of the Utility Committee and some members of the AWC board to discuss the findings of AWC's consulting engineer Cap Allen's report regarding potential location of a new future AWC tank and FCR pumping station. He concluded the optimal location is on the upper section of the Trimble Hot Springs property. The FCR pumping station and supply pipeline could be located in this same area.
- Many details regarding pumping station location, power availability, pipeline routing to the FCR Distribution System, property easements, engineering feasibility studies, project cost estimation and long term funding options remain to be determined. Detailed meeting notes were supplied to the Falls Creek Ranch Board.
- A review meeting amongst the Utility Committee is planned for 8 September 2015. The proposed alternate pipeline routes and related property access issues will be discussed. A meeting regarding property access issues was held on September 14 with Denny Ehlers who volunteered to work on that aspect of the project.
- Denny Ehlers will research cost and logistics of setting up a Metro Taxing District (taxing authority) which would allow FCR to own its own distribution system, pipeline, roads, etc.

Capital Projects

- Repair of the Upper and Lower water tanks is scheduled for the weeks of September 14th and 21st, 2015. All work will be done using diving crews and equipment so no water supply issues are anticipated during the project. A new sight tank level gauge will be installed in the lower tank replacing the previous failed homemade level gauge.

Water Testing

- The water operator Ray Smith completed the required annual tests for in-organic compounds plus lead, copper, nitrates and nitrites. All test results met the state requirements.

Sanitary Survey (conducted every three years)

- A sanitary survey of the Upper & Lower water systems was conducted 8 July 2015 by State Engineer Chris Etcheson attended by operator Ray Smith and Utility Chair Eb Redford. The engineer reviewed all system components plus related data recording records. His submitted survey reports indicated no problems exist. Electronic versions of the reports were forwarded to the Secretary for inclusion on the Falls Creek Ranch web site archive.

5. OLD BUSINESS

Entrance Gate

Doug Parmentier reported on his August 31 meeting with La Plata County Road Engineer, Jim Davis, at the entrance gate along with Barry Bryant and Jim McCarthy:

- The gates are in compliance with DFRA requirements.
- He liked the idea of an outgoing warning sign to slow traffic and limit liability.
- Suggested painting over yellow centerlines to the bend south of the entrance and repainting the white edge line to circle, indicating end of public road in a more visible manner. The County crew is busy, so he gave permission for the Ranch to do the painting.
- We need to install reflectors to comply with Manual on Uniform Traffic Control Devices.
- Also discussed thinning of trees alongside FCM south of entrance to provide safer transit during a fire emergency. He will refer us to Ann Bond of USFS.

Doug Parmentier suggested the following actions:

- Install reflectorized tape on both gates. Move existing private property sign from FCM to incoming gate. Install signage near outgoing gate approach to slow traffic and limit liability. Other signs may be removed or relocated as determined.
- Dept. of Transportation approved red and white reflective tape has been purchased. He intends to install on backside of outgoing gate to check for pattern and effectiveness. If effective he will install tape on both sides of both gates. A center pin for the ingoing gate will be installed to hold gate in place and prevent unauthorized opening of the gate.
- That the FCR Board approve the closure of the inbound gate upon completion of signage, reflectors, and painting of road stripes. The gate would be opened or closed depending on road conditions or for other reasons.
- That the Board notify ranch membership in advance by e-mail and also notices at mailboxes, or possibly a printed notice in each mail tube.

A motion was duly made by Robin Lucie Southworth to approve the plan presented by Doug

Parmentier to prepare the gate and entrance area for gate operation, which includes implementation of certain changes to the entrance area and approval of costs for marking and safety related purchases. The motion was seconded and unanimously approved.

6. NEW BUSINESS

Website Updating

- A new login id and password were agreed upon and will be distributed to the Membership.
- FCR now owns both fallscreekranch.org and fallscreekranch.com websites. Both utilize the same login and password.
- We have money in the budget for website design
- Bobbie Baird has agreed to head up a group to update the website. Peggy Yotti, Sue McCarthy, Deirdre Heine and Mary Ann Bryant will be a part of this group.
- It was noted that Governing Documents on the website must be updated in accordance with CCIOA guidelines and required record keeping.

7. NEXT MEETING

The next Falls Creek Ranch Board of Directors meeting will be held on Tuesday, October 20th at 6:00 p.m. at the home of Peggy Yotti.

8. ADJOURNMENT

The Board, by motion duly made by Deirdre Heine, seconded and unanimously approved, adjourned the regular meeting at 9:30 p.m.

This document constitutes a true and correct copy of the minutes of the Board of Directors Meeting of the Falls Creeks Ranch Association, Inc.

Respectively submitted,

Deirdre Heine
Secretary
September 15, 2015