

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

September 16, 2013

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on September 16, 2013. Present were: President, Mark Galbraith; Vice President, Lisa Hicks; Treasurer, Sue McCarthy; At Large, Clyde Church; and Secretary, Becca Steinbach. Also present were: Deirdre Heine, Mike Hicks, Jessie Kileen, Ceci McQuinn, Byard Peake, Robin Southworth, Jim Winzell and Judy Winzell.

**1. APPROVAL OF MINUTES**

By motion duly made, seconded and unanimously approved, the Minutes of the August 19, 2013 Board of Directors Meeting were approved.

**2. LIAISON REPORT**

Byard Peake, Liaison, reported the roads are being graded. The equipment shed is scheduled to be cleaned.

**3. COMMITTEE REPORTS**

Architectural Control Committee

Mary Ann Bryant, Chairman, reported one new project was submitted to the Committee. The Committee submitted a draft for changes to the ACC general rules to the Board for review.

Beautification Committee

No Report

Common Property

Jim Winzell, Chairman, reported:

- The slash pile is sizeable.
- The Chain Saw Gang had 24 volunteers and logged 109 volunteer hours
- The Chain Saw Gang is discussing ways to improve safety.
- Ken Marshall will teach a chain saw safety class to residents.

Fire Wise

Judy Winzell, FireWise Ambassador, reported:

- FCR received the Steven's Grant to mitigate the west side of the FCR entrance beginning May 1, 2014.

- Judy is working with the Forest Service on a “good neighbor agreement” for mitigation of the FS area near the FCR entrance.
- There will be fire mitigation on USFS land below lots 5, 7 and 8 beginning in Sept/Oct.
- The fire exit sign near Mason Cabin Road will be replaced.
- Judy has been asked to submit a grant to FEMA. She will research the grant.
- Slash from fire mitigation is an issue.

After a discussion on the management of wood from mitigation, a motion was made to allow wood to be taken off the Ranch from a resident’s lot in the presence of the resident for a time period of 30 days. It was seconded and unanimously approved.

### Dam

Mike Hicks, Chairman, reported that he and Clyde Church made a presentation to Southwest Basin of Colorado Water Conservation Board September 11, 2013 for a grant possibility to help with the dam repair. The feedback received was that it was a good presentation, but this agency has not given grants to private lakes in private developments.

Mike further reported on the Dam project:

- The inspection and engineer status reports completed so far conclude the repair needs to take place on the inlet/outlet pipe.
- If the dam is repaired, the State engineer will certify our lake for full capacity.
- The Committee proposes the draining of the lake begin Wednesday, Sept. 18. It will take 5-6 weeks.
- The repair will be done the first week of November.
- The dry hydrant will be put in place and be ready to go when the lake fills.

A motion was made, seconded and unanimously approved to drain the lake and begin the repairs on the inlet/outlet pipe the first week of November.

The necessity to construct a system to accurately measure and deliver water downstream users was discussed. The BOD asked the Dam Committee to obtain a preliminary estimate for such a system.

A discussion followed on options for financing the dam repair and related costs. A motion was made to explore internal and external options for paying for the dam repair. This motion was withdrawn.

A motion was made, seconded and unanimously approved to create a Finance Task Force, which will expire on August 1, 2014, to explore options for paying for the dam repairs and related costs.

Robin Southworth and Ed Kileen have volunteered to be on the Finance Task Force.

### Horse

Jessie Kileen reported for the Horse Committee that the Committee will submit plans to the BOD on an arena. The BOD asked the Committee to post signs at the stables and to develop a protocol for a wait list for potential residents who wish to use the horse barn.

### Lake

Ceci McQuinn, Co-Chair, reported:

- The Lake Committee will study and implement lake restoration after the draining of the lake.
- Addressed the possibility of a second sand beach.
- The possibility of draining sediment build-up during the lake emptying.

### Road

Mary Ann Bryant reported for Road Chair Barry Bryant. Steve Allen and Barry identified trees along the road to be taken down for better road visibility.

### Utilities

Eb Redford, Chair, reported via email that Jane Schultz, who has maintained our FCR website and also has entered water usage data for FCR, has resigned.

The BOD thanks the dedicated work Jane has done on behalf of Falls Creek Ranch.

## **4. TREASURER'S REPORT**

Sue McCarthy, Treasurer, reported:

- The Bank of the San Juan's operating account balance as of 8/13/13 is \$275,024.94.
- All but four FCR assessments have been paid to date.
- Two year notes with interest were paid on 9/1/13.
- One outstanding two year note will be paid 11/1/13 with interest.
- Interest only for three year notes were paid on 9/1/13.

## **5. OLD BUSINESS**

Mike Hicks, Dam Chairman, updated the BOD on the dam issues. See Dam Committee Report.

## **6. NEW BUSINESS**

The Zink's Road Task Force reported:

- Comments to the Forest Service have begun.
- A letter from the FCR Board addressing concerns will be sent to the Forest Service.
- A plan is in place to encourage others to voice concerns to entities involved with the road issue.
- The county deals with the easement on Zink's property.

Barb Bellanger and Ceci McQuinn will co-chair the Lake Committee.

**7. NEXT MEETING**

The next FCR Board Meeting will be held Monday, October 14, 2013 at 6:00 p.m. at the home of Becca Steinbach.

**8. ADJOURNMENT**

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 9:45 p.m.

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

Respectfully submitted,

Becca Steinbach  
Secretary  
September 16, 2013