

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

September 24, 2012

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on September 24, 2012. Present were: President, David Rohdy; Vice President, Kelly Lupton; Treasurer, Jill Badalati; At Large, Clyde Church; Secretary, Becca Steinbach. Also in attendance were Barney Anderson, Bill Bales, Byard Peake, Nancy Peake, John Ritchy, Eb Redford, and Jim Winzell.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the August 20, 2012 Board Meeting were approved as submitted.

2. LIASION REPORT

Byard Peake, Liasion, reported Ray completed the sampling for the annual water report. The installation of the fire hydrant on North Main is complete.

3. COMMITTEE REPORTS

Architectural Control Committee

Nancy Peake, Chairman, reported eight projects were submitted by residents to the committee. There was a reminder of the water tap fee of \$900 for properties not connected to the water system. David Rohdy nominated Steve Allen to become a member of the ACC, Clyde Church seconded, the Board approved unanimously.

Beautification Committee

No Report

Common Property Committee

Jim Winzell, Chairman, reported for both the Common Property and Fire Wise Committee.

CWPP Project Status on Common Property

- **Project 1a Completed!** CSFS ESF Grant, \$4,230 for moving 9 acres of oak brush

Grant Status

- Did not get the 2012 USFS “Steven’s Grant” Community Wildfire Protection Program:
 - Discussed this with Sen. Ellen Roberts on 13 Sept. She will look into the situation with regard to grant dollars distribution in CO
 - She also mentioned she sponsored a bill to extend the tax deduction for wildlife mitigation
- Still waiting for award announcement for the CSFS WUI Grant- \$25,000, submitted 27 June.

Other CPC Business

- The slash pile has grown exponentially and needs a go forward plan.
 - Judy has contacted the DFRA and they will get back to us on the required permits and their support on the day when FCR will burn the slash pile. There should be at least 4” of snow on the ground.
 - The slash pile has now been divided into 2 piles. The second pile is only for the slash from the Chain Saw Gang effort.
 - **Slash is defined as woody biomass having a diameter no larger than 4”.**
 - Kelly Lupton moved, Clyde Church seconded, all agreed to closed the slash pile until next spring. A notice will be sent out to residents.

- Numerous beetle trees have been cut down in 2 separate volunteer work days led by the FCR Chain Saw Gang.
 - Logs are being removed from the Ranch.
 - We intend to continue these work days until all the trees are removed.
 - Please continue to report any new beetle trees to David Rohdy.
- Residents continue to fill out the required form for wildfire mitigation on common property surrounding their own lots.
 - There are 16 forms/requests currently in process
- Dry hydrant
 - Steve Mathews has agreed to take on this project. Our objective is to complete the project before the lake freezes.

Dam Committee

Clyde Church, Chairman, reported the lake level is low. October 19, there will be another dam outlet pipe inspection. For this inspection, Clyde will pump all water out of the outlet pipe so the pipe can be observed without water in it.

Per requirements of the Settlement Agreement for our lake water management, a measuring weir will be installed below the dam outlet.

Clyde Church moved that Mike Hicks become chairman for the Dam Committee, it was seconded by David Rohdy, and approved unanimously by the FCR Board.

Fire Wise Committee Report is combined with the Common Property Committee Report (See above).

Horse Committee

Co-chair Carol Ritcher submitted the following report via e mail:

- The tack room in the old hay barn is being rebuilt and finished inside to provide more mouse proof storage space.
- Three loose fence posts are being repaired
- The Common Property Lease Agreement for the Horse Corral will be finalized and signed this month.

Lake Committee

Steve Matthews, Committee Chairman, submitted a report via e mail:

A blue and white kayak is missing from the lake. He reminds residents to be watchful of cars without stickers and people at the lake we don't know.

Road Committee

Barry Bryant, Chairman, reported via e mail:

As soon as there is enough moisture on the roads, Ray will grade them. Prepping the equipment for winter operation will begin soon._

Utilities

Eb Redford, Co-Chair, reported on the disinfectant system:

- Progress is good, construction on the upper system was started September 11
- Construction on the lower system is ahead of schedule by two weeks
- The goal is to have the construction component done before it snows
- System should be operational by December 18
- Current estimated cost is now \$166,000.

4. TREASURER'S REPORT

The Board reviewed the assessment payment status for improved and unimproved lots. The P&L for August was approved and will be put on the FCR website. The Board discussed the creation of a new Balance Sheet for FCR assets, as the Old Balance Sheet is out-of-date. It was decided a team of FCR members would evaluate all FCR assets with the objective of creating a new, accurate Balance Sheet.

Jill Badalati, Treasurer, pointed out the need for a Treasurer's Procedure Book. Clyde Church recommended our Treasurer join a HOA Treasurer's organization, which would allow us to acquire a Treasurer's Procedure Policy Manual from them.

5. OLD BUSINESS

- The revised policy for FCR Equipment Use by Residents will be sent in an e mail to residents
- The Common Property Lease for the Horse Corrals will be finalized September 25
- There are a few additional State mandated CCIOA (Colorado Common Interest Ownership Act) policies to develop, and this will be done at a later date.

6. NEW BUSINESS

No new business

7. UPCOMING PROJECTS

- Submit income tax filing
- Send winter driving/road rules to all residents.

8. NEXT MEETING

The next FCR Board of Directors Meeting will be held Monday, November 5th at 6:00 at the home of Jill Badalati.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the regular meeting at 9:00 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 24, 2012