

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 29, 2016 at the home of Deirdre Heine. Present were President, Jim McCarthy; Vice President, Michael McQuinn; Treasurer, Larry Hansen; At Large, Peggy Yotti and Secretary, Deirdre Heine. Also present were Eb Redford, Phil Boroff, Joe Scarpino, Barry & Mary Ann Bryant, Sandy Turner, Lisa Eckert, Mark Galbraith, Chris Heine, Bobbie Baird and Robin Lucie.

1. APPROVAL OF MINUTES

A motion, duly made by Peggy Yotti, to approve the minutes of the August 23, 2016 Board of Directors meeting, was seconded and unanimously approved.

2. APPROVAL OF AGENDA

The agenda was approved with the addition of LLC Horse Committee Response. The update on the Metro District was moved to the October BOD meeting.

3. LIAISON REPORT

Mike McQuinn reported:

Our Ranch Manager, Ray Smith, performed the following tasks during the last work period:

August

- Pulled maintenance on chlorine pump in treatment facility #1 ordered calibration sample cells and cl2 reagents from USA BLUEBOOK, ordered maintenance kits for both Cl2 pumps and have one on standby.
- Changed all fluids and filters and greased the backhoe.
- Re-wired meter at Heil residence, prepped new meter control head at lot 24.
- Re-established bar ditch at FCR main and Starwood trl.
- Met with Utility Manager and finalized Lead and Copper rule forms and then submitted to the State.
- Picked up cutting edges for road grader, picked up oil and filters for the Air Curtain Burner.
- Serviced Air Curtain Burner, spliced wiring on GMC (more rats and squirrels)
- Graded the hill on FCR Main from Starwood to Snowshoe.

September

- Collected and delivered bacterial samples
- Repaired two more wires due to rodents on GMC have trapped 15 rats and squirrels last two months.
- Found leak in Big Rock Meadow
- Caught another rat fixed another wire six in all

- Discovered leak at Ranch house well
- Worked with mitigators on slash pile
- Repaired leak at Ranch house
- Installed meter control head at lot 24
- Replaced cutting edges and greased road grader.
- Graded troubled spots on Oakcrest
- Graded Main from entrance to Oakcrest.

4. TREASURER'S REPORT

Larry Hansen, Treasurer, reported:

Budget – Based on a review of draft July 31, 2016 financials to compare to prior year budget, it looks like we ended the prior fiscal year approximately \$30,000 under budget. Following are some of the larger positive variances (rounded): Workman's Comp \$2,000, Gravel \$6,000, Equip. Rentals \$4,000, Fuels, Lubricants and Filters \$1,000, Water Testing \$5,400 and Weed & Pest Control \$7,000. The Weed & Pest Control positive variance was due to paying a \$8,762 Horizon Environmental invoice in August for work done in July (prior budget year).

Fiscal year end CPA Reviewed financial statements – received draft. There are a few footnotes to complete and the final will be posted on the website.

5. COMMITTEE REPORTS

FireWise Ambassador

Paulette Church, Firewise Ambassador reported:

Contract and financials have been received for the Grant for Widening of CR 205 South of Ranch and will be finalized prior to September 30, 2016. Work Continues on Watershed and Stephens Grants.

Larry Hansen moved to approve The Common Property Committee 3 form. The motion was seconded and unanimously approved. The form will be utilized to inform property owners/residents of proposed work to be performed near their property. The form will be uploaded to the FCR website.

Architectural Control Committee

Nancy Peake, Co-Chair, reported via email:

We have two new projects on the Ranch for a total of 12 open projects.

Beautification Committee

Marge Rebovich, Co-Chair, report via email:

There is a need to replace 3-4 shrubs and one tree at the entrance garden.

Common Property

Phil Boroff, Chairman, reported:

The Fall Clean Up Day will be held on October 15th.

Water and Dam Committee

Mike Hicks, Chairman, reported via email:

Lake Level, Water Calls and Flows - Zink made his call for 0.25 cfs on 9/9/16. No call is in place by USFS. The lake is 0.65 feet below full.

Pasture Irrigation – No pastures are under irrigation

Native Cut Throat Project - CP&W stocked 500 catchable (11” – 14”) rainbow trout on 8/25/16. These trout were stocked as a courtesy by CP&W due to the delay in the implementation of the native cutthroat project.

Dam Face Seeding - The seeding of the dam face was determined to be a failure by Horizon Environmental; as a result, Horizon will reseed the dam face utilizing a different seed mix at their expense in October 2016. On 9/12/16, Horizon will apply herbicide to the willows, oak brush and Wood Rose on the dam.

Horizon will retreat the area below the dam for noxious weeds at their expense.

Horse Committee

Lisa Eckert, Chairman, reported:

No new business

Lake Recreation and Beach Committee

Robin Lucie, Co-Chair, reported:

An October workday to winterize the beach area will be announced at a later date.
Jim McCarthy thanked the committee for their great work this summer.

Road Committee

Ed Kileen, Chairman, reported via email:

During the month of August, a water truck was rented and Ray graded most of Falls Creek Main to smooth the roadway. Like work on gravel roads, it is a temporary fix until the next time. Work will continue on replacing culverts into the Fall as long as the weather cooperates.

A reminder to homeowners/residents to instruct their contractors to please observe the posted speed limits on the Ranch. The Board will ask Ed to research the cost of portable flashing speed reminder signs.

Utilities Committee

Eb Redford, Chairman, reported:

AWC/FCR Water Systems Connection Project - A project meeting was held on September 20, 2016 to discuss the RFP (request for price quotation) we plan to send to various engineering consulting companies to solicit bids for engineering feasibility analysis and project cost estimation. We are also working on a confidentiality agreement for each engineering firm to sign before sending them the RFP. We plan to send these two documents out by early October. Mike Hicks is developing a summary description and proposed timeline to establish a Metropolitan Water District. He will send this to the Board for their review and discussion at the October Board meeting.

System Repairs - A major leak developed (3,000 gallons per hour) on September 11, 2016 in the Lower water system. It was discovered on September 12 to be in the section of pipeline connecting the Lower and Upper water systems known as the Transfer Line. The leak was isolated to be in the upper section of the line. There is an isolation valve in the “Big Rock” Meadow. The leak is in the line between this valve and the Upper PWT building. Ray Smith will start digging and repair after Locate Requests are called in for vendor marking of electric and telephone Utility lines. Fortunately, the water supply to homes is not affected by this pipeline closure and repair. So the repair is less urgent than normal.

The water meter measuring gauge for Lot 22 was replaced after a mechanical failure of the wire connection terminal block. The gauge continued to accurately read the water usage. We just couldn't read the gauge remotely as for all the other ranch water meters.

It was requested and Board approved to assign Tom Allen to the Utilities Committee.

6. OLD BUSINESS – Peggy Yotti presented a report by the Falls Creek Ranch Horses, LLC in response to the Autry family request to bring in two horses and not pay the required \$2500 per horse one-time fee to the LLC because they had made a substantial investment in fencing materials in 2006 when they stabled two horses on Ranch property After reviewing the legal lease agreement and the FCR Board approved LLC/HC Operational Rules and Policies in place, it was determined that the LLC cannot support the Autry’s verbal request to stable two horses on the Leased Property without required paperwork and the proper fee of \$2500 per horse.

The LLC, per the lease agreement, has the sole authority to establish and collect fees.

7. NEW BUSINESS

Mary Ann Bryant brought up the question of the \$50.00 Property Transfer Fee charge and asked if the Board felt it was still relevant. The Board believes that the fee is relevant. The fee is charged to cover bookkeeping expenses resulting from the sale of property and final water meter readings that Ray does that are property specific. The HOA Compliance and Property Transfer Fee form will be uploaded to the website.

8. NEXT MEETING

The next Board of Directors meeting will be held on October 19, 2016 at the home of Jim McCarthy.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the regular meeting at 7:40p.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 29, 2016