

MINUTES  
Falls Creek Ranch Association, Inc.  
Board of Directors Meeting  
September 5, 2007

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., (FCRA) occurred on September 5, 2007. Present were Board members Barry Bryant, Mary Irby, Gale Marinelli, Jim McCarthy, and Eb Redford. Also present for portions of the meeting were: Doug Parmentier, Ranch Manager Liaison; Byard Peake, Fire Wise Ambassador; Jim McCarthy, Common Property Committee Chair; and, Steve Dowler, Roads Committee Chair. The meeting was called to order at 7:05 PM.

1. Approval of Minutes.

By motion duly made and seconded, the Minutes of the August 9, 2007 meeting as amended were approved.

2. Committee Reports.

Ranch Manager Liaison. Mr. Parmentier reviewed the Ranch Manager's log for August, 2007. The Board asked Mr. Parmentier to develop a draft job description for the Ranch Manager. After discussion, the Board reaffirmed the Ranch Manager's priorities are: water, purity and supply; roads; and, water meter installation/maintenance (all as time and circumstances warrant).

Fire Wise Ambassador. Mr. Peake described the Fire Wise program and noted the following: the High Meadows exit road is currently not usable; tree branches overhanging Bear Scat Road should be trimmed to 14 feet above road level (referred to Common Property Committee); and, reflective house numbers are available free of charge from LaPlata County. The Board asked Mr. Peake to obtain more information regarding cash contributions to the Fire Wise program.

Roads Committee. Chairman Dowler and the Board noted the extraordinary work of Bill Rebovich in helping Ray Smith replace the culvert below the Ranch Manager's house. Mr. Dowler will determine the cost of replacing the culvert at Starwood and Falls Creek Main. The Board considered a proposal clarifying responsibilities related to maintaining driveway culverts but deferred action to a subsequent meeting.

Utilities and Dam Committee. Eb Redford presented the Utilities and Dam report. The Dam passed its August, 2007 Colorado inspection. Mr. Redford will determine the cost of mapping the FCRA water distribution system. Four or fewer water meters have not been installed. This period's meter readings are complete.

Treasurer's Report. Treasurer Irby reported the following balances in the accounts

indicated: Operating, \$148,444.22; and Capital, \$64,517.24. FCRA tax returns for FY 2005/06 and FY 2006/07 have been filed. Vice-chair Marinelli will reconcile all FCRA accounts.

By motion duly made and seconded, the Board authorized the following Board members to individually sign checks on behalf of FCRA: Barry Bryant; Mary Irby; and Eb Redford.

By motion duly made and seconded, the Board authorized the Chairman to spend not more than \$500.00 of unbudgeted funds between Board meetings without Board approval. Any such expenditure shall be reported to the Board at its next meeting.

3. Old Business.

Forest Service Road. Chair Bryant and past Chair Ruggera continue discussions with LaPlata County officials regarding paving contracts.

Secretary McCarthy presented a review of FCRA's insurance policies.

Revised new member packets will be available in the near future.

4. New Business.

Horse Corrals. The Board considered a request to extend the corral area onto common property north of the existing corrals and to add a horse jumping area on common property east of the existing corrals. By motion duly made and seconded, the Board denied the request.

The Board discussed various other matters regarding horses.

The Board discussed proposals to expedite its procedures and clarify the roles and responsibilities of committee chairs and board members.

The Board noted the death of our neighbor Dr. Watson and will express FCRA's sympathy to his family.

The next meeting will be held October 3, 2007, at 7:00PM

5. The meeting adjourned at 10:35PM.

This document constitutes a true and correct copy of the minutes of the meeting of the Falls Creek Ranch Association, Inc

Jim McCarthy, Secretary

October 3, 2007

