

**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 Tuesday, September 9, 2014. Present were President, Tom Jones; Vice-President, Lisa Hicks; Treasurer, Sue McCarthy; Secretary, Deirdre Heine; and At Large, David Hardy. Also present were Byard Peake, Eb Redford, Jim McCarthy, Mike Hicks, Chris Heine, Don Felix, Renee Felix, Jim Winzell, Judy Winzell and Marge Rebovitch.

1. APPROVAL OF MINUTES

A motion, duly made by David Hardy, to approve the Minutes of the August 2014 Board of Directors Meeting was seconded by Lisa Hicks and unanimously approved.

A motion, duly made by David Hardy, to approve the distribution of the amended Minutes of the 2014 Annual Membership Meeting, was seconded by Lisa Hicks and unanimously approved.

2. LIASON REPORT

Byard Peake reported:

- He reported on the maintenance status of the road grader and the mower.

3. COMMITTEE REPORTS

Architectural Control Committee

Mary Ann Bryant, Chairman, reported by email:

- ACC approval is not required for homeowners to install a satellite dish on their property.
- Should a dish need to be positioned on Common Property, the homeowner would need to contact Jim Winzell, Common Property Committee Chair, for review and approval, including a courtesy neighbor notification.

Beautification Committee

Marge Rebovitch, Chairman, reported on:

- The success of the xeric gardening practices at the entrance and firehouse gardens
- Discussion of Ranch entrance ideas and concerns

Common Property Committee

Jim Winzell, Chairman, reported on:

Chain Saw Gang Project

- The August 23rd project on Main north of Oakcrest provided 65 volunteer hours (\$1,458) by 17 people.
- Steve Allen was commended for his job organizing and leading the project and conducting safety briefings before each session and forming smaller work crews with assigned responsibilities.

Slash Pile Status

- The air curtain burner has made a sizeable dent in the slash pile.

- Wood chips from the Schultz mitigation project have improved the road surrounding the slash piles (keeping the mud in check).
- New slash pile and ACB guidelines were discussed along with wood chips and pine needle disposal issues.

Pocket Gophers

- Jim Winzell will research the eradication of pocket gophers and the costs involved.

Beetle Trees

- Jim Grizzard has volunteered to create a Containment Plan to systematically deal with our beetle infestation.

Dam Committee

Mike Hicks, Chairman, reported on:

- The CDWR Dam Branch has approved the Spillway Diversion Plans.
- UCAL Constructions was chosen as the contractor.
- Construction will start on approximately September 26, depending on availability of materials and will begin at the outlet channel and work towards the reservoir. Soils removed during the process will be deposited against the east wall of the training dike to increase its strength.
- The dam and spillway will be an active construction site and as such will be closed to FCRA. There will be open trenches, heavy equipment operating and as well as general construction activity. The contractor has asked that FCRA members direct all questions regarding construction to Mike Hicks, Gil Davidson or Phil Boroff rather than their employees.
- Seeding of the south dam face is scheduled for the second week of November. A new price was negotiated, reducing the cost by approximately \$2000.
- The reservoir level is currently 7.6 feet below full and has dropped 0.40 feet since 8/4/14.
- FCR is releasing 0.25 cfs to fulfill its obligation under the Zink Agreement.

Firewise

Judy Winzell, Chairman, reported on:

Stevens Grant Status (\$115k, 44.5 ac.)

- Progress west of Main now approximately 10 acres to the USFS boundary west of the lake.

CSFS Restoration Grant (\$50k, 21 ac.)

- Received Official Notification on July 16, 2014
- Awaiting official letter of award before FCR can put out the RFP

DNR Wildlife Risk Reduction Grant Application – Air Curtain Burner purchase

- Award announcement expected around September 15.

Horse Committee

No report

Lake Committee

Barbara Belanger, Chairman, reported by letter:

- The Beach Improvements Project is 95% complete. The following was accomplished:
 - *Installed 2 new storage boxes donated by Elaine and Denny Ehlers.
 - *Enlarged the mini beach behind the willow at main beach.

- *Created shaded picnic area near old noodle line.
- *Removal of willow and weeds in various areas.
- *Rototilling of areas for willow removal.
- *Installed weed barrier at mini beach and boat launch area.
- *Installed 3/8" minus reject sand 4-8" deep at mini beach and boat launch areas.
- *Created new boat launch area at the dog beach/dry hydrant area.

- \$2400 was generously donated by FCR members for loads of sand/gravel and weed barrier.
- Many volunteer hours were donated by FCR members.
- Barbara thanked Byard Peake for coordinating Ray Smith's time.
- Barbara thanked Ray Smith for his skill in executing the project in a very timely manner.

It was noted that the recently installed 4x4 posts at the noodle line will need to be removed.

Road Committee

Barry Bryant, Chairman, reported by email:

- Two new road signs will be installed. One "Reduced Speed Ahead" on Main just south of Oakcrest and a "Road Ends 300 Feet" on 205 just south of the entrance to FCR.

Utilities Committee

Eb Redford, Chairman, reported on:

- Status of Well #4 water treatment options.
- Water has high iron content with sulfides.
- Interval flushing process will be conducted to compare results with the August 2013 results.
- Met with Animas Water regarding supplying the Ranch.

4. TREASURER'S REPORT

Sue McCarthy, Treasurer, reported the Bank of San Juan account balance as of 8/31/14:

- Operating Account \$151,002.30
- Reserve Account \$190,930.00 which breaks down as follows:
 - *Designated reserve: \$115,000.00
 - *Undesignated reserve: \$50,000.00
 - *Firewise Grant reserve: \$25,930.00
- Homeowner Association Fees – 91 lots have paid. 9 outstanding. Late notices to be mailed the week of September 9th.
- Water Disinfection Promissory Notes – 3-year notes were paid off for both principal and interest on 9/1/14.
- FCR financial documents are available to FCR residents via the FCR web page. Documents include:
 - *current year budget
 - *monthly balance sheets
 - *monthly profit and loss reports
- If a realtor or title company needs a document, the seller/owner is responsible for providing it. The treasure will assist in access and any customized reports that may be required.
- The FCR Internal Mailbox has been installed at the mailboxes. It is a secure collection site for mail to the FCR Treasurer.

5. OLD BUSINESS

- Use of the Fire Road was discussed.
- A motion was duly made by David Hardy that the Board reaffirm the long standing policy that the Mason Cabin Fire Road Exit is for emergency use only and closed to all vehicular traffic. The motion was seconded by Lisa Hicks and unanimously approved.

6. NEW BUSINESS

- How best to communicate with the FCR Membership was discussed. New formats will be researched by Deirdre Heine and presented to the board.
- Lisa Hicks reported on a Reserve Study proposal by the Association Reserves Company.

7. NEXT MEETING

The next FCR Board of Directors Meeting will be held Tuesday, October 14, 2014 at 6:00 p.m. at the home of David Hardy.

8. ADJOURNMENT

The Board, by motion duly made by Sue McCarthy, seconded and unanimously approved, adjourned the regular meeting at 10:00 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 9, 2014