

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

A special meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on June 8, 2020 via ZOOM meeting.

1. CALL TO ORDER/ROLL CALL

President Paulette Church called the meeting to order at 6:14 p.m.

Board Members Present: Paulette Church, Susan Morton, Terry Greiner, Les Lynch

Community Members Present: Diane Brady, Roger Miller, Barb Belanger, Doug Parmentier, Byron, Tina, Robert and Jackie Strachan, Sara Carver, Scott Hulse, Scott Turcott, Elizabeth Turcott, Steve Dowler, Gale Marinelli, Ed Kileen, Bobbie Baird, Denny Ehlers, Paula Mills, Elaine Ehlers, Sue McCarthy, James Glover, Mindy Glover, Robin Lucie, Eb Redford, Marge Rebovich, Jim McCarthy (Main), K Redford, Jonni Greiner, David Burke, and Mary Hartberg

2. APPROVAL OF AGENDA/CONFLICTS OF INTEREST

The agenda for the June 8, 2020 meeting was unanimously approved.

The Board Members present were surveyed for conflicts of interest and none were found.

3. APPROVAL OF PREVIOUS MINUTES

The Minutes for the May 14, 2020 minutes were unanimously approved.

4. NEW BUSINESS

Hiring a Security Guard to Operate at Gate on Weekends – Paulette Church

There was a lot of community discussion about recent trespassing, specifically at the lake, and some options on how to deal with this. Many residents on the call are in favor of a permanent security gate at the front of the ranch, but some residents are not in favor of that.

Paulette Church discussed how a part-time security guard for specific hours on Saturday and Sunday will help us gather more statistics about who is coming to the Ranch for valid reasons or not. Based on that information, it can help us determine if a more permanent solution is required.

Residents' concerns included: the security guard carrying arms; the fact that valid persons who may be interested in buying or showing homes at Falls Creek would be turned away; questions

regarding whether just the weekends with a security guard will be enough – will we start seeing more activity mid-week.

Residents suggestions included: more signage at the gate and in other areas of FCR; considering a gate instead of a security guard; careful background check of the security guard; make sure liability issues have been considered; best not to have the security guard armed; maybe make the security guard full-time; guard needs to be able to de-escalate an antagonistic situation.

Residents questions included: how will we prevent trespassers from parking outside in the large turnaround and then accessing the lake.

There was more discussion about the gate and Doug Parmentier said he and Clint Keith are getting quotes and the most recent quote for a gate with RFID tags for residents is in the \$30,000 range. Doug indicated that as things firm up about a possible gate, he would bring a proposal to the Board and then to the residents.

Paulette wrapped up the conversation by stating that this will be a 6-week trial to get metrics and that all residents should make sure they have stickers on their cars and have proper guest passes for their guests. Denny Ehlers also agreed to send Paulette the statute that talks about signage and trespassing. Paulette emphasized that the security guard will NOT be armed.

Les Lynch made a motion to hire a part-time security guard as has been described; Susan Morton seconded the motion, and all Board members present approved.

Action Item: Paulette to move forward with hiring a part-time security guard who will not be armed.

Security Cameras at Dumpsters and Blocking of South Entrance

Paulette gave some background on the increase of the trash dumpsters to 4 from 3 and thinks that we are having a lot more trash due to COVID-19 (people staying home, people ordering more mail delivery, people cooking more at home, etc.). Because there is a belief that we do have illegal dumping, the Board has decided to put in a security camera at the dumpsters as well as blocking off the South entrance with rocks and a no trespassing sign. The security camera is high quality and Clint Keith has been involved in putting a router at the fire station so that the images can be electronically downloaded to smart phones.

Generally, the residents on the call seemed in favor of this and suggested more signs and expressed concern about the safety of the camera from theft and/or damage.

Les Lynch made a motion to add the security camera and rocks; Susan Morton seconded the motion; and all Board members present voted to approve.

Action Item: Paulette to move forward with a camera at the dumpsters and boulders along the south entrance.

5. NEXT MEETING

The next meeting will be at 9:00 a.m. on July 11, 2020 (Saturday) for the Annual Meeting and will be another ZOOM meeting. All members are welcome to attend.

6. ADJOURNMENT

The Board, by motion duly made, seconded, and unanimously approved, adjourned the meeting at 7:11 p.m.

This document constitutes a true and correct copy of the minutes of the June 8, 2020, Falls Creek Ranch Board of Directors special meeting.

Respectfully submitted,

Susan Morton, Secretary, June 12, 2020

Summary of Action Items by Person:

Mary Ann Bryant:

Previous tasks still pending:

- 1) develop a formal records retention policy and bring to the BOD in the future for review (status: working on)

Paulette Church:

- 1) move forward with hiring the part-time security guard who will not be armed
- 2) move forward with installing the camera and boulders for more security at the dumpsters

Previous tasks still pending:

- 1) put suggestion for using personal trash compactors by residents to prevent fullness at dumpsters in "Newsy Notes"
- 2) draft a "drone" policy for FCR
- 3) compose an email to be distributed to the membership for the FireWise Day (status: working on)
- 4) follow up on re-scheduling of Outdoor Woodburning Fire Town Hall when conditions are right (status: on hold)
- 5) continue to pursue the Open House for Realtors idea with a potential date to be in the future
- 6) review new HOA/CCIOA rules information provided by Mary Ann Bryant

James Glover:

Previous tasks still pending:

- 1) Bring proposal to the Board re: future use of tennis courts

Terry Greiner:

Previous tasks still pending:

- 1) re-visit the use of various types of vehicles on the Ranch with a review of Covenant 24
- 2) collect proxies for Annual Meeting (working on)
- 3) review new HOA/CCIOA rules information provided by Mary Ann Bryant

Joan Heil:

Previous tasks still pending:

- 1) review new HOA/CCIOA rules information provided by Mary Ann Bryant

Ed Kileen:

Previous tasks still pending:

- 1) further develop motorcycle storage/use to bring to the Board later in 2020

Les Lynch:

Previous tasks still pending:

- 1) review income tax filing in December (status: Robin and Les are reviewing)
- 2) for December, present/review income tax filing with the BOD and submit the income tax filing (status: Robin and Les are reviewing)
- 3) have bookkeepers add new line items to financials for grant funding activity
- 4) locate tax records for past 4 years and get to Mary Ann Bryant for records storage
- 5) review new HOA/CCIOA rules information provided by Mary Ann Bryant

Susan Morton:

Previous Tasks Still Pending:

- 1) send this reminder about car stickers out to the Ranch when the new stickers have arrived
- 2) annual meeting preparation (status: working)
- 3) send out final Calendar of Monthly Actions to the BOD when this is complete (status: working on)

Eb Redford:

Previous Tasks Still Pending:

- 1) work in needs for solar panels at the mailboxes as he looks at proposals for the water treatment buildings (in coordination with Phil Boroff)

Jackie Zimmat:

Previous Tasks Still Pending:

- 1) Develop informal rules and guidelines for the private FCR FaceBook group and post
- 2) Pull together the FCRA Website Re-Design Committee and begin work