

**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 April 2, 2015. Present were President, Tom Jones; Vice-President, David Hardy, Treasurer, Sue McCarthy; Secretary, Deirdre Heine; and At Large, Nancy Peake. Also present were Eb Redford, Byard Peake, Mike Hicks, Phil Boroff and Debbie Boroff.

1. APPROVAL OF MINUTES

The minutes of the March 2015 Board of Directors meeting were amended to include Byard Peake's Ranch Operations report and Eb Redford's corrections to his Utilities Committee Report. A motion, duly made by David Hardy to approve the minutes as amended was seconded by Sue McCarthy and unanimously approved.

2. ELECTION OF NEW BOARD MEMBER

The selection of Nancy Peake as a new Board member was made and approved. Nancy will be Member at Large and David Hardy will take over the duties of Vice President. Both terms will run through July 31, 2015.

3. LIAISON REPORT

Byard Peake submitted the Ranch Operations report. The Ranch Manager's evaluation will occur in May.

4. TREASURER'S REPORT

Sue McCarthy, Treasurer, reported:

- All HOA fees are current.
- Collection policy will be distributed to the membership.
- Water bills will be due and payable on the 10th of each month. Late fees of 18% per annum will be imposed on bills not paid within 30 days of the due date.
- The Treasurer requested all Committee Chairs submit their budgets for the next fiscal year by April 16, 2015.

5. COMMITTEE REPORTS

Architectural Control Committee

- Nancy Peake asked the Board to review the language in the Covenants pertaining to building and remodeling requirements and restrictions.
- The Architectural Control Committee is looking for additional members.

Beautification Committee

No report presented

Common Property Committee

Phil Boroff, Chairman, reported:

- Jim Grizzard is heading a team to locate and remove beetle infested trees on common property.
- 44 infested trees have been felled and removed from the Ranch.
- The team has received beetle reports from 37 property owners.
- Within 30 days, the team will present executable beetle prevention options to the Board.
- The committee is pursuing a small county grant to assist with weed mitigation.

Dam Committee

Mike Hicks, Chairman, reported:

- The reservoir is currently 5.3 feet below full.
- Ed Zink has made a call for .25cfs
- Forest Service has made no calls.
- On April 11th there will be a clean out of the Thompson Ditch. Volunteers are needed and should bring hard rakes, loppers, weed eaters and their own hats, gloves and sunscreen. Volunteers will meet at the picnic grounds at 9:00 a.m.

Firewise

No report presented

Horse Committee

Tom Jones and David Hardy met with the Ranch attorney, Christina Landeryou to discuss the horse rules. More information will be coming from Ms. Landeryou in the near future.

Lake Committee

No report presented

Road Committee

Barry Bryant, Chairman, submitted his report via email:

- A summary of planned road work for the Mag Chloride applications this Spring was submitted.
- The Private Property sign at entry will be replaced and the 15mph speed limit sign on North Main will be relocated to the nearby large pine tree.
- The clearing of the Rockridge/Sunrise culverts will be completed and those roads will be re-graded to facilitate drainage.
- A schedule will be established to clear 2 to 3 culverts per week until all Ranch culverts have been opened at both inlet and outlet.
- For the road base, precipitation will be monitored in order to pull ditches and re-grade roads in conjunction with the road base deliveries.
- Pullouts and turnarounds will be graded and appropriate drainage reestablished.
- Three-quarter inch road base will be installed in areas identified by Ray Smith and confirmed by Byard Peake or Barry Bryant.
- Three inch minus sub-base will be installed and graded on the slash pile access road.

Utilities Committee

Eb Redford, Chairman, reported:

Well # 4

- Brooks Well Service was authorized to proceed with “packing” the well from 490 ft up to 420 ft. It will be mid-April before the packing material is on site. Once packed, water quality will again be tested.

AWC-FCR Water Connection Study

- A possible location for a new Animas Water Company (AWC) water tank on FCRA property was identified and conveyed to AWC consulting engineer Cap Allen. He suggested checking with the planning board regarding plans for the property abutting the FCRA property for a pipeline route from CO 203 to the tank location. Nothing yet investigated.

Water Billing System

- The Board approved a late payment fee policy at the March Board meeting. The policy will be implemented with the generation of April water bills.

SCADA System Upgrade Capital Project

- Timber Line Electric was authorized to proceed with ordering equipment which includes replacement devices for the Upper and Lower PWT building SCADA modules.
- The project also includes relocating the Central Monitoring Station from the basement of the Redford home to the Upper PWT building electronics room.

- Initial attempts to have Century Link relocate the SCADA phone line from the Redford home to the Upper PWT building were unsuccessful since this building is located on Common Property and has no street address. We must obtain the Section/Township/Range location information from La Plata County. Their GIS web site shows multiple sections covering the property and Century Link requires a single section.

Capital Projects

- Work continues on developing a list of various projects and related cost estimates. These include tank repairs, upper tank winter water mixer, lower tank sight gauge and PWT backup generators.

6. OLD BUSINESS

The Board of Directors is continuing the process of more fully describing the home rental policy at Falls Creek Ranch.

7. NEW BUSINESS

- The need for boundary signs along various points of FCR property lines was discussed.
- A discussion was held about a particularly egregious trespassing incident.
- The Board noted that it is the general policy of FCR to prosecute trespassers.

8. NEXT MEETING

The next regular FCR Board of Directors Meeting will be held on May 12, 2015 at the home of Tom Jones.

There will be a Special Board of Directors meeting held on Tuesday, April 7 from 9:00am until 12:00pm at the home of Deirdre Heine to review and discuss the Reserve Study Report.

9. ADJOURNMENT

The Board, by motion duly made by David Hardy, 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 Creeks Ranch Association, Inc.

Respectively submitted,

Deirdre Heine
Secretary
April 2, 2015

