

**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 August 4, 2014. Present were President, Tom Jones; Vice-President, Lisa Hicks; Treasurer, Sue McCarthy; Secretary, Deirdre Heine; and At Large, David Hardy. Also present were Jim Winzell, Judy Winzell, Doug Parmentier, Sara Carver, Mary Ann Bryant, Barry Bryant, Steve Allen, Mike Hicks, and Clint Keith.

1. APPROVAL OF MINUTES

A motion, duly made by Sue McCarthy, to approve the Minutes of the July 21, 2014 Transition Board Meeting was seconded and unanimously approved with correction.

Upon a motion duly made by David Hardy and seconded, the Board of Directors, on behalf of the FCR Membership, thanked former BOD members Mark Galbraith (President), Becca Steinbach (Secretary), and Gale Marinelli (Member at Large), for their service.

2. LIAISON REPORT

Byard Peake was not present. It was determined that Barry Bryant will be the back-up Liaison.

3. COMMITTEE REPORTS

Architectural Control Committee

Mary Ann Bryant, Chairman, reported on:

- 13 open projects on the Ranch.
- There have been numerous inquiries regarding high speed internet service. Service companies such as Align Tech will be contacted regarding placement of repeater dishes on the ranch for better signal reception.
- It was suggested that other subdivisions be contacted to see how their service providers operated.

Beautification Committee

No report.

Common Property Committee

Jim Winzell, Chairman, reported on:

- The success of the July 23rd Chain Saw Gang (CSG). 89 volunteer hours were accrued. He congratulated Steve Allen for organizing and leading the effort. The next CSG Day is scheduled for August 23rd.
- Mowing of the meadows is complete. Thank you to David Hardy and the other 17 volunteers. 75 volunteer hours were accrued.
- Weed Spraying contract completed. Thanks to Doug McCarthy for leading the effort. Weed walk on July 23rd included 6 people with 13 hours accrued, and an additional 6 people completed 65 hours.
- Beetle Trees. Jim Grizzard is helping to put together a Containment Plan to systematically deal with our beetle infestation.

A motion was duly made by David Hardy to make Mark Galbraith Co-Chairman of the Common Property Committee with Jim Winzell. The motion was seconded and unanimously approved.

Dam Committee

Mike Hicks, Chairman, reported on:

- The dispute with Layne Inliner has been resolved with the extension of the warranty until the reservoir fills, not to exceed three years.
- The level of the reservoir is currently 7.20 feet below full. FCR is releasing 0.25 cfs to fulfill its obligation under the Zink Agreement.
- Native Cutthroat Fishery Project, if accepted, will be funded by the Colorado Parks and Wildlife (CP&W). The project would not limit the use of the lake by our membership.

Firewise

Judy Winzell, Chairman, reported on:

- The Stevens Grant (\$115k, 44.5 ac.) has progressed west of Main and is now proceeding north of the Fire Station, behind the tennis courts.
- The CSFS Restoration Grant (\$50k, 21 ac.) – Received Official Notification on July 16th.
- Submitted Plan of Operations to CSFS. After review it will be sent to Ft. Collins headquarters for final review.
- Watershed management is also under scope of work.
- DNR Wildfire Risk Reduction Grant Application (Air Curtain Burner purchase) will be submitted August 5th.
- Received letters of support from the Durango Fire District and the County Commissioners.
- Reminder of important information for all FCR members under the **Wildfire Protection** tab on the FCR website.

Horse Committee

No report

Lake Committee

Sand application in the beach areas has been postponed until September due to the monsoons.

Road Committee

Barry Bryant, Chairman, reported on:

- Pot-hole repair continues.
- Recent rains have been good for the roads and grading, and have also brought to light culvert issues and drainage problems.

Utilities Committee

Barry Bryant reported the committee is working on:

- Alternatives to improve water quality on well #4.
- Alternatives to use of well #4, including investigation of a connection to Animas water.

4. TREASURER'S REPORT

Sue McCarthy, Treasurer, reported the Bank of San Juan account balance as of 7/31/14:

- Operating Account \$76,828.31
- Reserve Account \$115,000.00 (Totaling \$191,828.31)

5. OLD BUSINESS

Discussion was held on the matter of revising the FCR Covenants to allow members to ride motorcycles on the Ranch. The matter was rejected.

6. NEW BUSINESS

Doug Parmentier brought up the issue of security with the number of trespassers recently seen on the Ranch. New signage was discussed and the BOD requested that Doug purchase and install appropriate signs.

A motion was duly made by Sue McCarthy to establish a task force of Clint Keith, Barry Bryant and Mike Hicks to study an update of FCR website passwords and logins. The motion was seconded and unanimously approved.

7. NEXT MEETING

The next FCR Board of Directors Meeting will be held Tuesday, September 9, 2014 at 6:30 p.m. at the home of Sue McCarthy.

8. ADJOURNMENT

The Board, by motion duly made by Sue McCarthy, seconded and unanimously approved, adjourned the regular meeting at 9:15 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
August 4, 2014

