

MINUTES  
FALLS CREEK RANCH ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
December 14, 2009

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on December 14, 2009. Present were BOD members: President – John Ritchey, Vice President – Jim Wallace, At large-Asst. Treasurer – Mary Ann Bryant, and Secretary – Doralee Matthews. Absent was Treasurer – David Hardy. Also present were Byard Peake – Ranch Liaison, Firewise Co- Ambassador – Mary Irby, Utilities Co-chair – Don Southworth and Road Chairman – Barry Bryant.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the November 5, 2009 meeting and Executive Session were approved as submitted.

2. MEMBER/RESIDENT INPUT

There was no input from any FCR residents/members.

3. LIAISON REPORT

Byard Peake, FCR Liaison, updated the BOD on the road conditions. All roads are open and plowed at this time. He also reported that the battery and alternator on the grader have been replaced and a muffler is being repaired. Peake suggested a maintenance log of annual overhauls on equipment be started. Discussion took place regarding the widening of the plowed roads and the 3' clearing of the neighborhood fire hydrants.

Doralee will inform residents of pertinent road clearing and hydrant information in the December Newsy Notes. Ray Smith will also be included in these notes.

4. TREASURER REPORT

Mary Ann Bryant, Asst. Treasurer, reported that residents need to pay the second half of their assessment dues by February 1, 2010. She will be contacting Bill Bales to create address labels needed to mail notices to members who still need to pay.

It was recommended by the BOD that the treasurer send out quarterly P & L reports to Committee Chairs to assist with their budget planning.

Mary Ann submitted a Profit and Loss budget as well as an updated FCR Account Balances report.

The Vectra Bank Operating Account is at \$52,529.25.

The Unallocated Capital Reserves Accounts include:

IngDirect Business Savings at \$66,935.87

CBC 12 month CD at \$101,948.99 at 2.18% maturing 9/25/10.

These total: \$221,414.11.

## 5. COMMITTEE REPORTS

Firewise Ambassador, Mary Irby, discussed the need for a CWPP (Community Wildfire Protection Plan). She informed the BOD that this emergency preparedness needs to be a collaborative community effort. A decision was made to send a “Newsy Notes” reminder to residents to clear a path to their propane tanks. This area to the tank must be open for firemen if it becomes necessary for them to shut off the propane due to a house fire.

Utilities Co- Chairman, Don Southworth, updated the BOD with the results of his consultation visits with some FCR residents regarding their high domestic water usage. Don met with ten homeowners to explore possible reasons for their high water usage rates. A Home Maintenance Checklist has been created for homeowners to aid them with identifying possible problems that lead to high water usage numbers. This checklist will be added to the annual water usage letter from the BOD as well as the FCR Handbook for new residents.

Don also reported that there continues to be a leak in the south system on the ranch. A note will go out to residents about this.

Road Chairman, Barry Bryant, submitted a report of FCR Snow Removal Options. Consideration of these plans was discussed.

Architectural Control Committee reported no new activity.

Beautification Committee has completed seasonal decorations at the ranch entrance.

There was no Common Property or Lake Committee report.

## 6. OLD BUSINESS

There was follow-up discussion regarding the complaint of the construction of an unauthorized trail. Some BOD members re-walked the trail and found that some debris and artificial structures have not been cleared yet. A second letter will be sent this spring to the family involved in the trail’s creation. A formal plan and closure date will be part of this communication.

Vice President, Jim Wallace gave an updated report on insurance coverage of the ranch

John Ritchey presented a copy of the City of Durango “Release and Indemnification Agreement for Volunteer Activities” for the BOD to consider. This document is a waiver used by the city for their volunteer workers. Jim Wallace will talk to Jim McCarthy (Common Property Co-chair) and David Hardy regarding this issue.

## 7. NEW BUSINESS

Discussion took place regarding the emergency notification system recently proposed by Doug Parmentier. Doug will designate an FCR member as well as a BOD member to be trained. Doralee Matthews volunteered to be the BOD contact.

The BOD decided to ask FCR member, Jane Schultz, for help with tracking data from SCADA. John Ritchey will talk to Jane, Eb Redford and Don Southworth.

John Ritchey will be working with Jane Schultz to change the FCR website password. The BOD will notify residents when this occurs.

Discussion pertaining to lake issues was postponed until next month when all BOD members can be present.

Doralee and Mary Ann Bryant will be meeting to finalize a portion of the Common Property Committee's Rules and Regulations. The BOD plans to continue updating all of FCR's Committee Rules and Regulations this year. Updates will be posted on the website as they are finalized.

## 8. NEXT MEETING

The next regularly scheduled BOD meeting will occur Tuesday, January 26 at 2:00 in the home of David and Jennifer Hardy.

At 3:10 p.m. the Board, by motion duly made, seconded and unanimously approved, adjourned to executive session to discuss water rights.

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

Respectfully Submitted,  
Doralee Matthews  
Secretary  
December 14, 2009

