

Falls Creek Ranch Association, Inc.
Board of Directors Meeting - 9/18/18

A regular meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on Tuesday, September 18, 2018 beginning at 6:30 p.m. at the home of Robin Lucie. Attendees included: President, Jim McCarthy; Treasurer, Robin Lucie; Secretary, Mary Ann McCarthy; Member at Large, Peggy Yotti Lynch; Member at Large, Terry Greiner (by phone), and Member at Large/Special Projects, Susan Morton. Additional members present were Mike Hicks, Eb Redford, and Jim McCarthy (Deer Trail).

1. Approval of Minutes of 8/31/18 Meeting

A motion duly made to approve the minutes of the 8/31/18 Board of Directors transition meeting was seconded and unanimously approved.

2. Approval of Agenda

The agenda for the 9/18 meeting was amended to include an Executive Session and then was unanimously approved.

3. Liaison/Supervisor Report - No report

4. Treasurer's Report - Robin Lucie reported that cash balances totaling \$365,000 as the result of robust receipt of HOA payments.

5. Committee Reports

Fire Wise Ambassador – No report
Post-Wildfire Recovery Team – No report
Architectural Control - No report
Beautification/Entrance - No report
Common Property – No report
Lake and Dam – No report
Horses – No new business
Lake Recreation and Beach – No report
Utilities - No report

6. Old Business:

Mike Hicks reported that discussions are currently in progress with Whispering Pines Bible Camp management re: the use of Church Camp Road where the road crosses FCR property. FCR's goal in the discussions is to retain the current road easements. The goal

of the Whispering Pines Bible Camp is to reach a formalized agreement re: ongoing and future road development and use.

The Whispering Pines Bible Camp would be willing to pay FCR's attorney's fees for involvement in reviewing a new easement and Whispering Pines Bible Camp is also willing to assume responsibility for security/liability.

The FCR Board recommends that the Association proceed with the Whispering Pines Bible Camp request, based on the understanding that long-term it will benefit FCR as well as Whispering Pines Bible Camp. Most significantly, in case of a future fire, Falls Creek residents will have an improved escape route.

7. New Business:

To ensure the FCRA water supply is properly maintained and has adequate water to satisfy current and long-term needs, the Board of Directors mandated that a new committee, to be called the Water Supply Task Force (WSTF), be formed. The committee's mission will be to evaluate and recommend to the membership how to ensure FCR has adequate water supplies for the present and the future. This recommendation will include:

- a summary of alternatives
- a discussion of the recommended alternative
- a timeline
- and a budget

The WSTF will begin with a slate of six members with additions and subtractions as needed. The initial slate of members will be made up of the following positions:

- Project lead (from the Board)
- Member (from the Board)
- Utilities Committee Members (3)
- Member at Large from Membership

Simultaneously, the current Utilities Committee will change membership to include at least one Board Member and the Ranch Manager. The committee will continue its efforts to maintain and repair the existing water supply/distribution system and well as to monitor and bill for water usage.

The Board made a motion to approve the new task force, it was seconded, and all approved.

8. Next Meeting:

The next Board of Director's Meeting will be held, Wednesday, 10/17, at Jim McCarthy's home at 6:30 p.m.

9. Adjournment:

The Board, by motion duly made, seconded and unanimously approved adjourned at 8:15 p.m.

10. Executive Session:

An Executive Session commenced pursuant to Bylaws 3.14.(a).(ii) for discussion of potential litigation. The Executive Session adjourned at approximately 9:15 p.m.

This document constitutes a true and correct copy of the minutes of September 18, 2018 Falls Creek Ranch Board of Directors' meeting.

Respectfully submitted,

Susan Morton/Mary Ann McCarthy, Secretary
October 5, 2018