

MINUTES

Falls Creek Ranch Association, Inc.

Board of Directors Meeting

Feb. 16, 2009

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on Feb. 16, 2009. Present were BOD members: President- Barry Bryant, Vice President - Jim McCarthy, At Large - Mary Irby and Secretary - Doralee Matthews. Also present were Ranch Liaison - Byard Peake and resident Dolph Kuss who arrived at 2:25. The meeting was called to order at 2:00 p.m.

1. Approval of Minutes

By motion duly made, seconded and unanimously approved, the Minutes of the January 21, 2009 regular meeting and Executive Session were approved as revised.

2. Member/Resident Input

There were no reports presented to the BOD.

3. Committee Reports

Ranch Manager/ Caretaker Report:

Byard Peake presented an Operator's Log from Ray Smith, Ranch Mgr.

He also reported on the repair cost to the door of the orange dump truck. There is also a repair that needs to happen to the tie-rod. These costs were discussed as was the \$500.00 deductible charge for insurance. V.P. McCarthy will look into this as a claim and advise the BOD in handling this matter.

Britt Lovelace helped FCR with some plowing of the cul-de-sacs as well as the trash/dumpster area. His charge is \$100.00 per hour.

Review of the ranch equipment remains an ongoing issue for discussion.

(Dolph Kuss arrived at this time.)

A snow removal plan was discussed. This will be put into writing for further review.

Peake reported on upcoming available minigrants/grants from the Forest Service and Southwest Colorado Firewise Association. Byard will make a proposal to the BOD regarding future projects that FCR might participate in.

FCR needs a volunteer for the position of Firewise Ambassador. This representative is asked to attend a meeting every other month. Please notify a board member if you are interested. Byard Peake can be contacted for more information.

Architectural Committee

There was no report.

Common Property Committee

V.P. McCarthy volunteered to join the group writing for the Operator's Manual. This document will include a more specific "Mission Statement", BOD expectations and process descriptions for Common Property projects.

Lake Committee

There was no report.

Utilities

Emailed reports were submitted from Eb Redford, Utilities Co-Chair.

One report was from Colorado's Dept. of Public Health and Environment regarding the Sanitary Inspections from Greg Brand of the San Juan Basin Health Dept. These inspections were conducted in November of 2008.

Redford's report also updated the BOD on his communication with Timberland regarding the water tank's solar power batter capacity as well as the replacement of our damaged Well #2 Danfoss Flow Meter.

4. Treasurers Report

Mary Irby submitted and Profit and Loss Budget Report and Accounts Balances. She is going to contact Lisa (bookkeeper) and request that these reports be electronically submitted to Doralee Matthews, Secretary. They could then be emailed to the residents with the minutes and as an attachment.

There are a few families that still need to pay their assessment fee. David Hardy will be contacting these residents.

Our Bank and Capital Account Balances as of 2/15/09 are:

Vectra Bank Operating Acct. - \$89,306.53

Reserve accounts:

IngDirect Savings Acct. is \$91,152.68 at 2.03%

Community Banks 12 month CD is \$50,000.00 at 3.9%

These total: \$141,152.68

5. Old Business

Vice President Jim McCarthy reported that our insurance policies have been renewed. Coverage continues through 2/20/10.

The BOD discussed a draft of signage ideas presented by Barry Bryant, President. We decided to check into the standards of other subdivisions and /or county requirements. V.P. McCarthy will check into liability standards as well.

6. New Business

The BOD discussed the format of a letter to Doyle Villars, LaPlata Country Road Dept. and Bill Ivy, U.S. Forest Service. This communication thanks them for their support, professionalism and hard work on the road upgrade project. Barry Bryant volunteered to write this for the Board.

Progress on the Capital Planning/Budgeting continues. The inspection report for the ranch house will be included in this analysis.

The letter regarding domestic water supply and usage was approved by the BOD. Mary Irby, Doralee Matthews and Jim McCarthy will be meeting later this month to complete individual water meter summaries for residents. These will be sent out in March.

Emergency Warning Device Research continues.

7. Next Meeting

The next FCR Board of Directors Meeting will be held on Mar. 16, 2009 at the home of Barry and Mary Ann Bryant at 2:00p.m.

By motion duly made, seconded and unanimously approved, the BOD adjourned to an executive session at 5:10 p.m. to discuss matters pertaining to water rights.

8. Adjournment

At 5:30 p.m. the Executive Session and the BOD by motion duly made, seconded and unanimously approved, adjourned its regular meeting.

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

Doralee Matthews, Secretary
Feb. 16, 2009