

**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 January 13, 2015. Present were President, Tom Jones; Vice-President, Lisa Hicks; Treasurer, Sue McCarthy; Secretary, Deirdre Heine; and At Large, David Hardy. Also present were Barry and Mary Ann Bryant, Eb Redford, Mike Hicks, Steve Allen, Phil Boroff, Lisa Eckert, Peggy Yotti, Jim McCarthy, John and Sandy Turner.

1. APPROVAL OF MINUTES

A motion, duly made by David Hardy, to approve the Minutes of the November 2014 Board Meeting was seconded by Sue McCarthy and unanimously approved.

2. FCR Horses, LLC

The proposed changes to the LLC Rules and Regulations were discussed.

3. LIAISON REPORT

No report

4. TREASURER'S REPORT

Sue McCarthy, Treasurer, reported that we are on budget and in a comfortable cash flow position.

Reserve Study

- Component list spreadsheets have been distributed to committee chairs to verify and complete. Values of costs and useful life are included.

Water Billing

- Discussion of late fees and extreme one time usage
- Discussion of creating a water billing team to include the existing meter readers, a computer user to run Quickwater software, and an assistant to handle accounts receivable.

The FCR Equipment Rental Policy has been approved by the Board and submitted to the Webmaster for uploading to the FCR website.

Second half of the HOA fee is due 2/01/2015 with a 30 day grace period. Those fees are \$1360.00 for unimproved lots and \$1410.00 for improved lots. They should be mailed to FCR 6350 Falls Creek Main, Durango, CO 81301.

5. COMMITTEE REPORTS

Architectural Control Committee

No report

Beautification Committee

Continued discussion on the garbage area's need to be exclusive for FCR usage only. Sue McCarthy will be contacting the waste disposal company for input.

Common Property Committee

A motion, duly made by David Hardy, to approve Phil Boroff as the new Chairman of the Common Property Committee, was seconded and unanimously approved.

Phil Boroff reported that he and several FCR member volunteers walked the Ranch property to identify areas in need of Pine Beetle eradication and to determine the scope of the infestation problem. He stressed the need for timely action for treatment and prevention.

Dam Committee

Mike Hicks, Chairman, submitted a report detailing:

- Spillway Diversion construction is complete. The contractor will grout the outlet structure this spring.
- Seeding of the south dam face and the area below it is complete. The spillway area seeding will be delayed until the Spring runoff has ceased.
- The reservoir level is currently 8.0 feet below full. There are no calls in place,

Firewise

Sara Carver, Chairman, submitted a report detailing:

- Stevens Grant Update – approximately 40 acres of the 44 acres within the project have been cut. About 1/3 of the slash pile has been burned using the air curtain burner.
- Watershed Project, using the second of two Firewise grants, will begin in the next few weeks. In cooperation with Phil Boroff as CPC Chair, Rich Graeber of NRG was selected as the contractor.
- Firewise has been working with CPC on a beetle tree response plan.
- The important "Firewise Community" designation for FCR has been renewed for 2014, which is done in arrears after certain criteria are met.

Lake Committee

The problem of the runoff from Falls Creek Main through the boat storage area was discussed. The Road and Common Property chairs agreed to explore possible solutions.

Road Committee

No report

Utilities Committee

Eb Redford, Chairman, reported on:

- Upper and lower tank SCADA batteries were replaced by Ray Smith, Bill Rebovich and Eb Redford on 11/28/14 and 11/29/14 respectively. These batteries should be replaced every five years per Timberline Electric recommendation.
- Lower tank leak repair and upper/lower tank inspections were discussed.
- Well #4 – Replacement of the existing 10hp pump/motor is scheduled for the week of January 12, 2015 subject to weather conditions.
- Well #2 – rehabilitation and pump replacement. The new system will run longer due to lower GPM flow rate and should prolong the life of the pump and the well.
- Animas Water System (AWC) Connection – continued discussion on feasibility.

6. OLD BUSINESS

Continued discussion on rental lease durations and Covenant 11.

7. NEW BUSINESS

No new business was discussed

7. NEXT MEETING

The next FCR Board of Directors Meeting will be held on Tuesday, February 10, 2015 at the home of Lisa Hicks.

8. ADJOURNMENT

The Board, by motion duly made by Deirdre Heine , seconded and unanimously approved, adjourned the regular meeting at 9:50 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
January 13, 2015