

**FALLS CREEK RANCH ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

January 7, 2013

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on January 7, 2013. Present were: President, David Rohdy; Vice-President, Kelly Lupton; Treasurer, Jill Badalati; At Large, Clyde Church; Secretary, Becca Steinbach. Also in attendance was Eb Redford.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the November 5, 2012 Board Meeting were approved and submitted.

2. LIAISON REPORT

Byard Peake, Liaison, reported the following to David Rohdy via email:

- There have been three snow events which required plowing and the roads are defined and pushed back.
- Ray continues work associated with bringing the upgrades to our water system on-line.
- Clyde Church also reported that Ray finished the weir project below the dam as well.

3. COMMITTEE REPORTS

Architectural Control Committee

No Report

Beautification Committee

No Report

Common Property Committee/FireWise

David Rohdy reported that the slash pile burn (held on Monday, January 7) has gone well. Both the main slash pile and the slash pile below the Heil/Caputo residence are now gone. Thank you to Bill Bales, Byard Peake and Mike Hicks who were in attendance at the pile for the entire day to help supervise and monitor the burn.

Jim Winzell, Common Property Chairman, reported via e mail:

Slash Pile

- Judy submitted a Burn Permit to Hal Doughty, Deputy Chief, DFRA. Hal received approval from the Colorado Dept. of Public Health & Environmental Air Pollution Control Division in Denver on 26 Dec.
 - Although it expired on 31 Dec., Hall received an extension for 2013
- DFRA will provide a crew and Type 3 Engine for 2-3 days starting on Mon. 7 January at 8a.
 - Bill Bales and Ryan Ehlers will supervise and report out to residents.

Dry Hydrant

- Steve Matthews, Lake Chairman, has taken the lead in deciding how to proceed (as reported in Nov. 2012).

- He asked Gil Davidson to help with engineering the system
- They determined that using 100-foot long, 8-inch PVC will satisfy Karola Hanks; (DFRA Fire Marshall) engineering requirements.
 - It will allow the fire truck to pull 1500 gpm
 - To achieve the proper depth (approx. 5 feet), the system will be 87 feet from shore.
- Steve and Gil will need 3 volunteers and just under \$1500 to complete the work in the spring

Beetle Trees

- In the spring, all remaining beetle trees will be removed from the Ranch.

Grant Opportunities

- As announced in Dec., FCR has been officially awarded the CSFS WUI Grant-\$25,000.
 - The preliminary CSFS inspection will take place in April 2013.
 - Judy will schedule a neighbor walk-through on the mitigation acreage and post the work timeline at the mailboxes.

Friends of FireWise

- FireWise of Southwest CO has been an excellent supporter of FCR mitigation treatments, grant opportunities, neighbor assessments, Fire Awareness Days and educational sessions
- Judy Winzell is asking all residents to please consider becoming a “Friend of FireWise” by donating to FireWise, it is tax deductible and helps us get grant dollars.
- Remember, it’s tax deductible and helps us get grant dollars!

Dam Committee

Mike Hicks, Chairman, reported via e mail:

Dam Status:

- 1) No calls for water have been received from Ed Zink
- 2) Staff Gauge Installation to Comply with Zink Agreement
 State engineer recommended the installation of an electronic bubbler system. I relayed that the FCR Board had discussed this option but preferred a staff gauge. If a staff gauge is used, the state engineer recommends an inclined gauge. An inclined gauge is more resistant to ice heaving.
- 3) Outlet Pipe Deformity
 The state engineer recommends that the deformity in the outlet be rehabilitated by the use of a CIPP-cured in place plastic pipe or similar system. Rehabilitation of the outlet pipe will require that the entire length of the pipe, including the inlet and outlet, be completely dry. In order to accomplish this, one of the following:
 - A. Lowering the lake level to a level below the inlet-Approximately 23 feet.

B. Construction of a coffer/caisson dam surrounding the inlet.

C. Using divers to weld a plate over the inlet.

The state recommends option “A” as being the option to deliver the best results and safest results. The engineer believes option “B” to be excessively expensive and doubts we could find a construction company that would bid the work. He believes that option “C” would not work due to our inlet type.

While the state cannot directly order FCR to rehabilitate the outlet pipe, it can limit the amount of water we can store in the lake, i.e. lowering the water level. For example, the state could certify the lake for 150 acre feet where today we are certified for “full” or 472 acre feet.

Insituform, a subsidiary of United Pipeline, is currently working on a proposal to install a “CIPP”. I will forward it to the Board once I receive it, allowing the Board more information on which to make a decision to move forward or not.

4) Dam Survey to Detect Movement

The dam is due for a survey to detect any movement. A surveyor has been selected but is on hold. I would prefer to have the survey completed in conjunction with the installation of the staff gauge in order to exactly determine our “full level”-7120 feet.

Horse Committee

No Report

Lake Committee

Steve Matthews, Chairman, reported via e mail:

- Suggested we restock the lake with trout as we usually restock every other year, but it was skipped last year and the year before.
- Discussed the phone at the mailboxes- suggested to have it reconnected or removed.
- Will present plans for the dry hydrant project to the Board by spring, as the committee is continuing to work on the plan.
- During the Board meeting, a motion was subsequently made and duly seconded that we should have the phone at the mailboxes reconnected. The motion was approved, and David Rohdy will inform Steve Matthews of the decision.

Road Committee

No Report

Utilities Committee

Eb Redford, Co-chair, reported on the water disinfection system project, as follows:

- The underground piping is completed
- Inside water plumbing is completed

- The electrical work is completed
- The SCADA system has been relocated
- All sensors and flow meters are operational
- The software programming will be completed next week
- The AED's have been moved to the new locations on the pump houses.

Remaining to be completed is the chlorine piping system as well as the generator input test. The chlorine calibration test should take place the last weekend of January. The entire system should be fully operational by mid- February. The entire project is still projected to come in under budget.

4. TREASURER'S REPORT

Jill Badalati, Treasurer, reported that the bi-annual assessment letters have been mailed and our HOA registration has been renewed. The P&L will be ready this week for the Board to review. All budget categories are on target at present. FCR's operating account balance as of 1/6/13 is \$107,083.76.

5. OLD BUSINESS

Kelly Lupton reported on the meeting that was held on December 15th between the FCR AED Team and Scott Sholes of Heart Safe La Plata. A follow-up meeting will be scheduled with Scott Sholes of Heart Safe La Plata regarding any remaining AED issues on the Ranch.

6. NEW BUSINESS

Eb Redford raised a question about the possibility of placing a motion –sensitive light at the mailboxes. David Rohdy made a motion, Clyde Church seconded, all approved for the Utilities Committee to check into a solar powered motion light for installation at the mailboxes.

Kelly Lupton updated the Board about our insurance renewals, effective February 1st, 2013. He informed the Board of insurance changes to cover the new water disinfection system pump houses. As requested by our insurance company, Kelly will submit certification of Additionally Insured for FCR from all outside contractors and subcontractors who worked on the disinfection project, as well as any other FCR-sanctioned project.

Kelly Lupton will submit updates of FCR's insurance policies for placement on the FCR website in February.

7. UPCOMING PROJECTS

Reviewed the Board Calendar for Required Actions.

8. NEXT MEETING

The next FCR Board of Directors Meeting will be held Monday, February 25th at 6:00pm at the home of Clyde Church.

9. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the regular meeting at 7:45 pm.

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

Respectfully submitted,

Becca Steinbach

Secretary

January 7, 2013