

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

JUNE 30, 2011

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on June 30, 2011. Present were FCR Board members: President – Mary Ann Bryant, V. President – Jim Wallace, Treasurer – David Hardy, Asst. Treasurer/At Large – Kelly Lupton and Secretary – Doralee Matthews.

An **Executive Session** was held from 1:00-1:55 p.m. to discuss water rights and litigation. Jim McCarthy (Deer Trail) was present for this session.

The **Regularly Scheduled Meeting** started at 1:55 p.m.. Present were BOD members listed above, as well as Byard Peake, Liaison, and Barry Bryant, Road Chairman.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the May 23, 2011 regular meeting and executive session were approved as amended.

2. LIAISON REPORT

Byard Peake, Liaison, reported on the arch at the entrance to FCR. Ray Smith, Caretaker, discovered the deterioration at the base of the support logs. Attaining BOD permission, he took down the log arch for safety reasons.

Byard will be meeting with Ray Smith to discuss his performance evaluation. There was BOD discussion regarding the bonus check for Ray to be given to him at the annual meeting.

An Operator's Log was submitted by Ray for the month of June. It listed many tasks performed during the month including: the replacement of a toilet at the equipment shed, replacing the ranch house well pump, servicing equipment to be ready for spraying and mowing, sampling water, working with FCR chair members regarding upcoming construction on lot #52 and the relocation of the water meter at lot #30, removing the entrance archway and more.

There was discussion about cutting the tall grass along the shoulders of the ranch roads. Byard reported that Ray will check into the rental cost of machinery needed to cut this grass. Byard will coordinate this mowing/cutting project with Doug Parmentier, who is in charge of the ranch mowing schedule and volunteers.

3. COMMITTEE REPORTS

Road Committee – Barry Bryant, chairman, described the “cut and fill” project that will start on the ranch in July. There was discussion regarding the cost. Barry responded it will be a “time and materials” contract and he will stay within the road budget. There was also discussion regarding Ray Smith’s involvement with this project of the CWPP plan.

Utilities Committee – David Hardy updated the BOD on the \$80,000 promissory note status. He reported that there was been a positive response from membership. There are several volunteers at this point and more subscribers are anticipated to fund this project. David will address this topic at the annual meeting.

Lake Committee – There was discussion on the lake needs and budget. The BOD agreed to the purchase of new chairs to replace all of the existing and broken beach chairs. A bike rack will be built by Bill Rebovich, and the fallen arch logs will be used for the boat racks. David Hardy will contact Tom Jones, Chairman, regarding status of these projects/purchases.

Common Property Committee – Jim McCarthy, CPC Chair, indicated that he would submit a report via email.

There were no reports from the following committees:

Dam

Architectural Control

Beautification

Horse

Firewise.

4. TREASURER’S REPORT

David Hardy, Treasurer, submitted an Account Balances and Profit & Loss Budget Report. His report, dated June 30, 2011, indicated the following:

Bank of the San Juans Operating Account	\$36,017.22
Unallocated Capital Reserve Account CBC 12 Month CD @ 1.49%	\$55,140.33
TOTAL	\$91,157.55

5. OLD BUSINESS

Mary Ann updated the BOD regarding the plat issue. She is working with Jim McCarthy (Deer Trail) and Denny Ehlers, FCR member and attorney, regarding the resolution of this matter. The BOD plans to notify residents affected by the plat changes this week and have a notary present at the Annual Meeting to assist involved residents with questions and official signatures needed to correct matters.

6. NEW BUSINESS

Possible replacement of the structure at the entrance to FCR was discussed. The membership will be asked to submit ideas and thoughts about an entrance design. If needed, a working committee of interested volunteers will be formed to study the situation and make recommendations.

Final details and plans for the upcoming annual meeting were reviewed. Board members will call FCR members for attendance/proxy confirmation.

Newsy Notes will mention the two board positions that will be open as of July 2011. Two FCR residents have expressed interest in serving on the BOD.

A reminder note regarding the annual meeting/potluck picnic will be put out in Newsy Notes as well. Members need to come early for registration, bring their information packet and any proxies they may have.

7. NEXT MEETING

The next FCR Board of Directors meeting will be a “Transitional Meeting” welcoming the new board members nominated and voted upon at the Annual Meeting. It will be held at the home of Mary Ann Bryant on Monday, July 25, 2011, at 1:00 p.m.

8. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 5:00 p.m.

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
June 30, 2011