

**DRAFT  
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 June 8, 2015. Present were President, Tom Jones; Vice-President, David Hardy; Treasurer, Sue McCarthy; and Secretary, Deirdre Heine. Also present Mary Ann Bryant, Barry Bryant, Barbara Belanger and Eb Redford.

Prior to the regularly scheduled meeting, an Executive session was held with discussions regarding a personnel issue and legal matters.

**1. APPROVAL OF MINUTES**

A motion, duly made by David Hardy, to approve the amended Minutes of the April 25, 2015 Town Hall Meeting was seconded and unanimously approved. The amendment was as follows: Doug Parmentier stated he would like to see more money allocated to reserves. He suggested that in addition to the \$40,000 that the dues should be raised by \$200.00 per lot for the upcoming year. He asked for a vote. The straw vote showed a majority in attendance were in favor of increasing the budget by \$200.00 per lot with those additional funds being allocated to reserves.

A motion, duly made by David Hardy, to approve the Minutes of the May 12, 2015 Board of Directors Meeting was seconded and unanimously approved.

**2. LIAISON REPORT**

No report was submitted as Byard was out of the country.

**3. TREASURER'S REPORT**

Sue McCarthy, Treasurer, reported:

- Falls Creek Ranch has a Reserve Fund balance of \$111,085.00 as of May 31, 2015
- The Ranch has moved to a Fund Accounting system with three separate accounts; Operating, Capital Reserve and Grant Reserve.
- The balance sheet has been revised to incorporate the component asset list.
- The 2015-2016 budget was discussed, with year-end numbers adjusted. Budget will be mailed out to membership along with the Annual Meeting packet on June 11
- Year 1 Spillway Diversions notes have been paid in full.

**4. COMMITTEE REPORTS**

Lake Committee

Barbara Belanger, Chairman, reported:

Requests were made through Byard Peake on June 3:

- Create new steps at the main path to the lake
- Mow, trim including mowing a path from the Dog Beach to the Boat Storage, the trail to the North Rocks, around the boat storage areas, steps and beach.

- Dig out rest of trench from the FCR Main drainage.

Lake Committee Goals for Spring 2015 include:

- Updating of Boat Inventory – great response from membership – 90% complete
- Notify members about boats missing stickers
- Additional signage (hand painted on bamboo decking) to designate separate storage areas along with signs stating the rules of the lake.

Lake Rules have been sent out to the membership.

The BOD thanked Barbara Belanger and Lisa Eckert for all of their efforts and hard work in preparing the Lake for the upcoming summer.

#### Architectural Control Committee

Mary Ann Bryant, Chairman, reported:

- There are currently 11 open projects under way on the Ranch.
- A motion was duly made by David Hardy to approve new ACC members Mark Galbraith, Deb Boroff and Deirdre Heine. The motion was seconded and unanimously approved.
- A motion was duly made by David Hardy to approve the new ACC Rules and Regulations. The motion was seconded and unanimously approved.
- A motion was duly made by David Hardy to approve the Appendix U-1 to the Utilities Committee Rules and Regulations for New Construction or Modifications to Existing Property. The motion was seconded and unanimously approved.
- Mary Ann Bryant suggested that the Utilities tab on the FCR website include water conservation tips, the approved Appendix U-1 and FCR's CCRs.

#### Horse Committee

A motion was duly made by David Hardy to approve the Falls Creek Ranch Horses, LLC and FCRA Horse Committee Operational Rules and Policies as amended by Peggy Yotti. The motion was seconded and unanimously approved.

#### Road Committee

Barry Bryant, Chairman, reported:

- Barry will be taking a sabbatical from the Road Committee Chair position. The committee is looking for someone to Chair the committee.
- The committee will be improving the road to the slash pile as well as the road next to the spillway. They are also working on improving the turnaround on Sunrise.

#### Utilities Committee

Eb Redford, Chairman, reported:

#### Well # 4

- Brooks Well Service completed “packing” the well with Bentonite chips from 490 ft up to 420 ft. The pump & piping were re-installed. Water was pumped into the meadow for 24 hours. Samples were field tested for Iron and sent to Green Labs for testing. Field Iron tests were promising. We await the Labs analysis before deciding on next steps.

#### SCADA System Upgrade Capital Project

- Timber Line Electric is scheduled to start work on 9 June 2015 to upgrade the Upper & Lower PWT building SCADA modules. During this three day project we will be manually operating the upper and lower wells until the new modules are installed, programmed and online.
- The project also includes relocating the Central Monitoring Station from the basement of the Redford home to the Upper PWT building electronics room. A computer rack to hold the equipment was delivered for installation.
- Century Link installed a new phone line into the Upper PWT building SCADA room. We are still waiting to see if a DSL Internet connection via this phone line is possible.

#### Leak Detection - Upper System

- A leak was found in the well-4 pitless adapter O-ring. A leaky shutoff valve allowed water to drain into well-4. The leak was repaired. Upper system usage went back to normal.
- Another leak occurred 4 June 2015 at a homeowner's residence. A hose bibb was improperly connected to a drip irrigation system. The connection failed and the house used approximately 10,000 gallons of water during a 12 hour period. This required several hours of volunteer time to find this leak. Homeowners are urged to shutoff water to their house when they are away for extended periods of time to avoid wasting water and a large water bill.

#### Capital Projects

- Proposed projects include Upper & Lower tank repairs, upper tank winter water mixer, lower tank sight gauge, aging fire hydrant replacement and backup power generators for the Upper and Lower PWT (Potable Water Treatment) buildings.

#### Beautification Committee

The BOD thanked Marge and Bill Rebovich for their efforts and hard work in reseeding the area where the fire hydrant line was replaced along Starwood as well as the reseeding of the picnic area.

#### Common Property Committee

Phil Boroff, Chairman, reported via email:

##### Beetle Trees:

- Felled 10 additional beetle trees since last report
- Still 17 outstanding homeowner reports. Task force has checked 14 to date with no issues.
- Pheromone treatment accomplished on 84 common property trees
- Chris Heine conducted research on tree spraying best practices—chemical order is pending to cover approximately 80 trees on common property.

##### Weed Mitigation:

- The committee is looking for a volunteer to head our weed mitigation efforts.
- Sandy Turner has taken on pasture hemlock and thistle mitigation.
- The CPC has received a professional estimate from Horizon Environmental; follow-up is ongoing

The Annual Clean-up Day and picnic is scheduled for Saturday, June 20 from 8:00a.m. til 12:30 p.m. Crew bosses have volunteered/been appointed.

#### Dam Committee

Mike Hicks, Chairman, reported via email:

- Spillway Diversion continues to operate as designed.
- Lake Level, Water Calls and Flows: The lake filled on 5/18/15 and began spilling 5/19/15. Several residents have asked why the lake filled with such low snow pack this past winter. The

explanation given by the CDWR is that the late fall rains last year saturated the soil that then froze. When the snowpack melted, the water ran off, rather than being absorbed into the soil, due to the already saturated ground. Though not ideal for the forest, it was good for area reservoirs. Zink request for 0.25 cfs is in place. USFS began taking approximately 4.0 cfs on 5/19/15. The Forest Service is not operating under a call, rather they taking excess water due to the lake spilling.

- Colorado River Native Cutthroat Project: On 6/17/2015 CP&W will release approximately 200 Colorado River Native Cutthroat brood stock, 10-15 inch, along with some fingerlings into the reservoir. The purpose of the release is to see how the fish do with the improved temperature profiles a full lake is expected to bring. If the fish do well, which is expected, CP&W will continue the program. Native Cutthroat caught from the lake are “Catch and Release” only. Please return any Cutthroat caught to the water immediately. The easiest way to identify the fish is by the red areas on the gill plates, hence the name “Cutthroat”.

### Firewise

Sara Carver, Chairman, reported via email:

- Grant Update: The Watershed Grant continues and is now west of Main and south of Dyke Canyon Road. Approximately five acres off of Snowshoe is almost complete. Matching funds at 60/40 are required, so submitting Firewise hours are even more important this year. Thank you for submitting hours spent on mitigation, creating defensible space, etc. to Paulette Church.
- Firewise Day: Firewise Day was a big success! Thanks to all who participated and Mary Ann Bryant who took photos.
- FCR was chosen for a Fire Science Research Project that Firewise is participating in. The purpose is to establish a relative risk across a subdivision or community. The survey will help measure homeowner’s perception of their wildfire risk vs. that of a professional and is intended to be educational not only for residents but also to see where the Firewise Program can improve. Residents are strongly encouraged to complete this survey and send it in!
- Wood: Reminder that wood is for Ranch residents only and not to be taken off the Ranch.
- Wood Theft: Theft of wood continues with unauthorized, non-residents coming to the Ranch and taking large amounts of wood. Doug Parmentier is in the process of following up on a recent theft. Residents are encouraged to stop and inquire if they see vehicles loading up. If discovered, non-residents need to remove wood from their vehicle and put it back. A picture of the license plate, vehicle and/or person is a good way to assist in pressing charges for trespassing and theft.

## **5. OLD BUSINESS**

A motion was duly made by David Hardy to approve the Governance Policy Regarding Home Rentals. The motion was seconded and unanimously approved.

## **6. NEW BUSINESS**

Sue McCarthy passed along the sincere thanks from the wedding party of a newly married couple whose hot air balloon made an emergency landing in the Ranch pasture. Sue, along with her son, Brendan and Mike and Kathy Murphy greeted the balloon passengers as representative land owners. A good time was had by all.

## **7. NEXT MEETING**

The next meeting for Falls Creeks Ranch will be the Annual Homeowners Meeting on Saturday, July 11, 2015. The meeting will begin promptly at 9:00 a.m. with a picnic following immediately after. All homeowners are encouraged to attend.

## **8. ADJOURNMENT**

The Board, by motion duly made by David Hardy, seconded and unanimously approved, adjourned the regular meeting at 8:58 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  
June 8, 2015