

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

March 15, 2011

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on March 15, 2011. Present were board members: President Mary Ann Bryant, Vice President-Jim Wallace, Treasurer – David Hardy, Asst. Treasurer/At Large – Kelly Lupton and Secretary – Doralee Matthews.

An **Executive Session** was held from 1:00- 1:30 to discuss water rights and litigation. Former Vice President, Jim McCarthy was present for this session. (Absent from the meeting: Kelly Lupton and Doralee Matthews.)

The **regularly scheduled meeting** started at 1:35 p.m. Present were BOD members mentioned above. Also present were: Liaison Byard Peake, FCR resident Dolph Kuss, CPC Chairman Jim McCarthy and Road Chairman Barry Bryant.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the February 15, 2011 meeting and Executive Session were approved as amended.

2. LIAISON REPORT

Byard Peake, Liaison, submitted an operator's log from Ray Smith, Caretaker. There was also discussion regarding road clean up. Smith's contract with FCR has been renewed and his job description has been updated. The description of the FCR Liaison position has also been reviewed and modified.

3. COMMITTEE REPORTS

There were no new reports from Architectural Control, Beautification, Utilities or Lake Committees.

Architectural Control Committee will start meeting in April. The Annual ACC letter reviewing Rules and Regulations will be sent to the membership in the spring.

Common Property – Jim McCarthy, CPC Chairman, informed the BOD about the progress on the Ranch house residing project. McCarthy has met with Will Construction LLC from Bayfield for an analysis and estimate of the job. He will get one or two more bids and report to the BOD as soon as possible. The BOD will make a decision regarding the choice of companies for the residing when all the bids are in. The reconstruction will be initiated this spring.

Dam Committee – Clyde Church, Chairman, submitted a report by email. His report included information about 2011 plans for the dam and surrounding area. Plans include reseeded to help control erosion, weed and brush control, as well as spring maintenance of the valve shaft and box. He will be meeting with a group of volunteer men to discuss regulation and operation of the dam and valves. David Hardy will contact Clyde regarding plans for spring water release plans.

Horse Committee – A request was presented from Horse Committee Chairmen, Bob and Jackie Strachan and members Nick and Carol Ritcher requesting permission to build a run-in shed in the corral area. They will take responsibility for the construction and the cost of the project. The BOD approved this request.

Road Committee – Barry Bryant, Road Chairman, presented a report reviewing plans for widening narrow areas of FCR roads as well as planning to put road base down in sections of need. The BOD approved his plan.

Firewise Ambassador – Judy Winzell, Ambassador, continues to work on the CWPP Plan for FCR. She may be contacting a few residents to help with the organization and implementation of the updated plan. There was discussion of a possible Fire Awareness Day being scheduled for June 4, 2011. Guests from the forest service and Firewise would be invited to speak to residents and help with FCR plans for forest health and fire mitigation. Judy will attend the BOD meeting in April to update members regarding CWPP plan.

4. TREASURER'S REPORT

David Hardy reported that FCR has opened an account with Bank of the San Juans. The Vectra Bank account will be closed within a few weeks.

Hardy also submitted an Account Balances and Profit & Loss Budget Report. His report indicated the following:

Bank of the San Juans Operating Acct.	\$99,952.61
Vectra Bank Operating Acct.	\$34,234.55
Unallocated Capital Reserve Accts:	
IngDirect Business Savings @.85%	\$2,323.25
CBC 12 month CD @ 1.49%	\$104,836.57
(maturing 9/25/11)	
TOTAL	\$241,346.98

5. OLD BUSINESS

Christina Landeryou, legal counsel, is reviewing the FCR Liability Waiver.

The Fire Station lease has been renewed.

6. NEW BUSINESS

There was discussion of the new run-in shed construction at the horse corral. (See committee reports)

Former V.P. Jim McCarthy will meet with Mike McQuinn regarding an issue with the amended FCR plats. They will work with the Assessor's office to complete the recent replat process with the title company.

There was discussion regarding the update of FCR Bylaws and specific Covenants to bring us into compliance with State law (CCIOA). They have been delivered to Attorney Christina Landeryou for legal counsel and review. David Hardy and Mary Ann Bryant will meet with her April 21, 2011 to discuss recommended changes.

Byard Peake will review and update FCR's Equipment Usage policy and submit needed changes to the BOD.

The BOD discussed possible dates for the Fire Awareness Day and FCR's Annual Clean-up Day.

7. NEXT MEETING

The next FCR Board of Directors meeting will be on Thursday – April 28, 2011 at 1:00 p.m. at the home of Jim and Nancy Wallace.

8. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 3:35 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