

**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 May 12, 2015. Present were President, Tom Jones; Vice-President, David Hardy, Treasurer, Sue McCarthy; Secretary, Deirdre Heine; and At Large, Nancy Peake. Also present were Mike Hicks, Mary Ann Bryant, Byard Peake, Eb Redford, Sara Carver, Phil Boroff, Marge Rebovich, Barbara Belanger, Doug Parmentier, Joe Scarpino and Gary Steinbach.

**1. APPROVAL OF MINUTES**

Nancy Peake moved to approve the minutes of the April 2, 2015 Board of Directors meeting. The motion was seconded by Sue McCarthy and unanimously approved. Sue McCarthy moved to approve the minutes of the Special Board of Directors meeting held on April 7, 2015. The motion was seconded by David Hardy and unanimously approved.

**2. LIAISON REPORT**

Byard Peake submitted the Ranch Operations Report.

- Ray will be grading the roads prior to the scheduled May 21 mag chloride application.
- Ray will be taking vacation days May 26-28.
- There are now 60 hours on the grader. Next major service will be at 200 hours.
- Ray will be spraying possible beetle trees on Common Property.

**3. TREASURER'S REPORT**

Sue McCarthy, Treasurer, reported:

- In the FY 2015-2016, FCR is moving from a cash basis accounting system to a fund based system.
- In the FY 2015-2016, Profit and Loss reports will be fund based.
- Three new accounts have been established: an operating account, a capital reserves account and a grants account.
- A motion was duly made by David Hardy to authorize the Treasurer to retain Elliott Meadows & Associates, LLC to perform a CPA review of the Ranch financial books on or after August 1, 2015. The motion was seconded by Nancy Peake and unanimously approved.
- A motion was duly made by David Hardy to approve the financials through April 2015 as presented by the Treasurer. The motion was seconded by Deirdre Heine and unanimously approved.
- The 2015-2016 operating budget draft was reviewed and discussed at length. The budget will be completed and distributed to the membership 30 days prior to the annual meeting.

## 4. COMMITTEE REPORTS

### Lake Committee

Barbara Belanger, Chairman, reported:

- Run off from FCR Main into the boat storage area needs to be repaired. It was suggested that rip rap be used.
- Barbara's family is donating used Trex to repair the raft and is requesting Ray's assistance in making the repair.
- A kayak tie-up line needs to be installed prior to Memorial Day if possible.
- A request to the BOD to send out Lake Rules to membership and to also include a letter summarizing the use of boats, reminding people not to use another neighbor's boat without their permission and to put their watercraft and paddles away after use. These common courtesies are being ignored, resulting in several boats/canoes/kayaks floating or sunk in the lake.
- A motion was made by Sue McCarthy to give \$500 of unallocated funds to the Lake Committee for the safety of the lake. The motion was seconded by David Hardy and unanimously approved.

### Architectural Control Committee

Mary Ann Bryant, Co-Chairman, reported:

- A new Co-Chair was needed to replace Member-at-large Nancy Peake.
- A motion was made by Deirdre Heine to approve K Redford as Co-Chair of the ACC. The motion was seconded by David Hardy and unanimously approved.
- There are 13 open projects on the Ranch.

### Beautification Committee

Marge Rebovich, Co-Chairman, reported on:

- Addressing the request to make the entrance "more special" as well as address concerns about security and speeding, the ad hoc working group submitted a "four stepped" proposal, graduated according to costs.
  - 1) Install two non-automated 16' metal ranch style gates to be left open (or possibly leave one closed) @\$1064 plus unknown cost of metal well casing posts.
  - 2) Install cattle guard @\$10,400
  - 3) Log post entrance arch @\$9565
  - 4) Combination of option 1, 2 and 3 @\$35,000
  - 5) All metal entrance arch by local metal sculptor estimated @\$80,000 - \$100,000 on up.
- A motion was made by Nancy Peake to approve the installation of two gates at the entrance of the Ranch. The motion was seconded by Sue McCarthy and unanimously approved.
- It was agreed that \$1200 from the Dam Committee budget will be utilized for the repair of the rock retaining wall extending along the north side, and parallel to, the access driveway to the dam and spillway.

### Common Property Committee

Phil Boroff, Chairman, reported:

- The CPC is looking for a volunteer to head our weed mitigation efforts.
- 73 beetle trees have been located and felled with 69 of them removed to date. The remainder will be removed by May 15<sup>th</sup>.
- The team has received reports from 41 property owners regarding beetle trees on their property.
- The team, headed by Jim Grizzard, presented executable prevention options to the board and disseminated to residents.
- Pheromone treatment has been accomplished on 84 common property trees, with a goal of 100.
- Annual clean-up day is scheduled for Saturday, June 20<sup>th</sup> from 9:00 a.m. to 12:00 p.m.
- A motion was made by David Hardy directing the Common Property Committee to determine which of the 50 remaining lots whose owners have not responded to the Committee Chair have beetle trees on them. Owners will be notified by the Secretary and advised that FCR will have the trees removed and bill the owners for the expense. The motion was seconded by Nancy Peake and unanimously approved.

### Dam Committee

Mike Hicks, Chairman, reported:

- The spillway diversion continues to operate as designed. The vaults have had locks installed and the outlet grate has been installed.
- The reservoir level is currently 1.25 feet below full.
- Ed Zink's request for 0.25 cfs is in place.

### Firewise

Sara Carver, Chairman, reported:

- The Watershed Grant has begun east of Main off of Snowshoe. Matching funds at 60/40 are required, so submitting Firewise hours are even more important this year. Residents are asked to submit hours spent on mitigation, weed control, creating defensible space, etc., to Paulette Church.
- Residents are reminded that firewood is for Ranch residents only and not be taken off the ranch.
- No selling of firewood from FCR; this constitutes theft of Ranch Property and will be reported to law enforcement.
- To strongly discourage trespassing, Durango Dispatch will be called and notified of theft of firewood so charges can be filed.
- Rules may change at any time with advisement of BOD and subsequent communication depending on fire danger and/or supply and demand.
- NRG Consulting may use ATVs during business hours when doing mitigation work on FCR. As usual, no other ATV use is permitted.
- A motion was made by Nancy Peake to notify residents that they will have until two weeks after the Firewise Day on May 16<sup>th</sup> to collect firewood stacked along Oakcrest and Snowshoe. After that date (May 30) leftover wood will be offered to our Volunteer Firefighters, for personal use only, not for re-sale. The motion was seconded by Sue McCarthy and unanimously approved. Due to the glut of firewood on the Ranch the BOD has determined this temporary procedure, at

variance with the Common Property Committee Rules and Regulations, is necessary from a mitigation standpoint.

### Horse Committee

David Hardy presented the Falls Creek Ranch Horses, LLC and FCRA Horse Committee Operational Rules and Policies document to the BOD for review. Voting will be at a future date.

### Road Committee

Mary Ann Bryant reported:

- The mag chloride application will begin on May 21<sup>st</sup> at 7:00 a.m.

### Utilities Committee

Eb Redford, Chairman, reported:

- Well # 4: Brooks Well Service is scheduled to come onsite Wednesday 5/13 to proceed with “packing” the well from 490 ft up to 420 ft. The pump & piping will be removed. Then weighted Bentonite particles will be dumped down the well to block off the bottom 70 ft of the bore hole. Once the Bentonite has expanded and “packed” the 70 ft section we will re-install the pump and again test for water quality.
- SCADA System Upgrade Capital Project: Timber Line Electric is scheduled for the week of 8 June 2015 to upgrade the Upper & Lower PWT building SCADA modules. 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 is on order. 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 Project Update: A leak was found in the fire hydrant and associated piping located at the corner of Starwood Trail and Falls Creek Main. Bonds Construction was hired to prep the trench, re-install the existing shutoff valve plus a new Mueller fire hydrant and piping. The hydrant is back in service.
- 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.

## **5. OLD BUSINESS**

- The FCRA Governance Policy regarding home rentals was under discussion. Additional input from Christina Landeryou is being sought.

## **6. NEW BUSINESS**

- Gary Steinbach reported that the Shed & Dumpster Racquet Club (SDRC) is open for play. Dues for the 2015 season will be \$100 per individual or family.
- David Hardy met with Mary Fraser to discuss the scope of insurance coverage for directors, officers and volunteers.

## **7. NEXT MEETING**

The next FCR Board of Directors Meeting will be held on June 8<sup>th</sup> at the home of David Hardy.

## **8. ADJOURNMENT**

The Board, by motion duly made by Deirdre Heine, seconded and unanimously approved, adjourned the regular meeting at 11:00 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.

Respectfully submitted,

Deirdre Heine  
Secretary