

MINUTES

Falls Creek Ranch Association, Inc.

Board of Directors Meeting

May 27, 2009

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on May 27, 2009. Present were BOD members: President Barry Bryant, Vice Pres. Jim McCarthy, Treasurer David Hardy and Secretary Doralee Matthews. Absent was: Mary Irby. Also present were: Liaison Byard Peake, Utilities Cmte. Co-chair Eb Redford, and FCR residents Clyde Church, Mark Galbraith as well as Denny and Elaine Ehlers. The meeting was called to order at 2:00 p.m.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the April 16, 2009 regular meeting and Executive session were approved as submitted.

2. MEMBER/RESIDENT INPUT

There was no input from members or residents.

3. COMMITTEE REPORTS

Dam Report - Clyde Church updated the BOD regarding the successful Dept. of Wildlife inspection. FCR is now on an "every other year" review. He also reported on FCR's dam status. Rock is available for the building of a spillway. He recommended that the seeding of grass be done in an area where there is some abuse by wildlife. An internal pipe inspection will be scheduled in the near future for the dam drain valve and line. Clyde is beginning to update the Dam Emergency Plan.

Utilities Report – Eb Redford, committee co-chair, reported on the Mason Cabin Fire exit road. Water bars will be added on the steep parts of the road, rocks will be moved to border the road and seeding will occur in the fall. Byard Peake and Bill Rebovich will put in a swing gate at the entrance. Redford also updated the BOD that the last five water meters will be installed before the next reading in June. Lastly he reported that the leak in a pipe at the corral has been fixed.

Ranch Liaison Report – Byard Peake informed the BOD that Ray is in the process of installing a water meter at the corrals. Ray has also located a part needed for the water truck. His next priority will be repairing the well transfer line on the culvert at Deer Trail. Byard asked about available funds for additional bays at the equipment shed so that a design can be created and bids sought.

Irrigation Report – Peake reported that the irrigation water to the lake meadow and corrals had been temporarily turned off for a few days. He also explained that resident Bob Strachan has agreed to supervise the corral irrigation in the future.

Firewise Report – Peake suggested that FCR take our CWPP (Community Wildlife Protection Plan) and blend it into the new framework that is now on the Firewise website. He reminded the BOD that the CWPP should be a collaborative effort by the home owners association and approved by the association. He suggested that a committee be formed to develop FCR's own CWPP. This plan is actually required to receive grants for fire mitigation from the state and federal government.

Road Committee Report – Bryant will call to follow up on the status of the guardrail to be built on the curve north of the ranch house on Falls Creek Main.

Architectural Control Committee – Projects remain ongoing. The only new building project is the Davidson property, Lot 19.

4. TREASURERS REPORT

David Hardy, treasurer, submitted the Profit and Loss Budget report and Accounts Balances. As of 5/25/09:

Vectra Bank Operating Acct. is \$54,214.09

Unallocated Capital Reserve Account:

 Indirect Business Savings are @ 1.25% - \$91,489.30

 Community Banks 12 month CD @ 3.9% - \$50,000.00

Total - \$195,703.39

There was discussion regarding completing the budget for the Annual Meeting and Member Informational/Proxy Packet. A time was set for the BOD to meet and review plans for 2009-2010 budget. Hardy also reported that unless the one remaining pending delinquent assessment is paid immediately, he will contact a local attorney to proceed with lien and foreclosure.

5 .OLD BUSINESS

V.P. McCarthy reported that there was no communication regarding the haying liabilities at this time.

The Re-Plat Survey is close to being finished.

Bryant has ordered new informational signs for the ranch. They will be installed as soon as they arrive.

Clean-up Day is scheduled for Saturday, June 6, 2009. Don and Mary Southworth have organized the project including supplies, job lists, and picnic to follow. A detailed reminder note will be sent to FCR residents soon.

Adopt-a-County Road Clean up Day is June 4, 2009. Carole Deterding is the contact person for more information regarding this project.

Ehler Family Wedding Request – Denny and Elaine Ehlers updated the BOD on plans for the wedding celebration to be held on the ranch in August. They answered questions and addressed requests from the board members.

6. NEW BUSINESS

Mark Galbraith presented the BOD with plans and details regarding the geo-thermal heat exchange system that he will be putting into his home and on Lot #19. He answered questions from the BOD.

Details of the upcoming FCR Annual Meeting, July 11, 2009, were discussed. The organization and plans have been developed by Secretary, Doralee Matthews.

7. NEXT MEETING

There was no date set for the next regular meeting.

FCR Annual Meeting will be held at 9:00 a.m. on July 11, 2009 in the picnic area.

By motion duly made, seconded and unanimously approved, the BOD adjourned to Executive Session at 5:45 p.m. to discuss matters of insurance and liability.

8. ADJOURNMENT

At 6:10 p.m. the Board, by motion duly made, seconded and unanimously approved, adjourned its executive session.

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
May 27, 2009