

Falls Creek Ranch Association, Inc.
Board of Directors Meeting of August 26, 2020

A meeting of the Falls Creek Ranch Association Board of Directors occurred on Wednesday, August 26, 2020 via ZOOM meeting.

1. Call to Order/Roll Call

President Paulette Church called the meeting to order at 6:03 p.m.

Board Members Present: Paulette Church, Terry Greiner, Les Lynch, James Glover, Elaine Ehlers

Community Members Present: Roger Miller, Diane Brady, Ceci McQuinn, Barry Bryant, Mary Ann Bryant, Marge Rebovich, Paige MacKenzie, Robin Lucie, Jessie Kileen, Bobbie Baird, Brigid Walsh, Susan Morton, Mark Smith, Mary Hartberg, Nancy Henry, Paula Mills, Doug Parmentier, Ed Kileen, Joan Heil, Gail Marinelli, Leslie Seehuus, Tammy Sloan

2. Approval/Changes to the Agenda

The recommendation to appoint Randal McKown as Lake committee co-chair was withdrawn. Paula Mills announced her retirement from the Lake Committee in October, 2020.

Added to New Business:

- Options for new bear-proof Dumpsters
- Review of Visionary Site visit

Added to Old Business:

- Possible use for original FCR road signs

3. Approval of Agenda/Conflicts of Interest

The agenda for the August 26, 2020 meeting was unanimously approved.

The Board members present were surveyed for conflict of interest and none were found.

4. Open Period Comments from Residents – Limit 3 minute total per person on topics not on agenda. **none**

5. Approval of Previous Minutes

The minutes for the July 29 Transition Board Meeting were unanimously approved.

6. Presentation/Acceptance of Financial Report

The financial report was presented by Les Lynch:

Operating Budget balance	\$43,000
Grant Reserve Fund	\$ 461
Capital Reserve	\$314,919
HM mail boxes	\$ 625
Forest Service	
Chipper reimbursement	\$18,250

HOA statements have been sent.

A motion was made to accept the Financial Report by T. Greiner, seconded by J. Glover, and unanimously approved by the Board.

7. Committee Reports

- Fire Wise Ambassador -Continued Mitigation work on other areas for the ranch; Dead cottonwood maintenance will occur this month by the Conservation Corp
- Post Wildfire Restoration– No report
- Architectural Control– 17 open projects
- Beautification/Entrance– No report
- Common Property– No report
- Horses– 1 new horse will be coming to barn post 9/1/20; Maintenance work competed around stable area
- Road– No new business
- Utilities– No report
- Water Supply Task Force– Replacement Well #2 is drilled; Test well drilled on Deer Trail; Water quality testing; the well is not yet connected to system
- Lake Recreation, Beach and Dam – New beach created; Substantial maintenance completed; Dam inspection passed
- A Fire wise grant is still possible

8. Ranch Manager Liaison Report – not yet received

9. New Business

Lake Aeration Proposal -- Mark Smith

There was a great deal of community discussion regarding the need for additional aerators and microbes to control weed growth in our lake. There is currently \$4,000 in the Lake budget for microbes, and an additional \$4,000 is recommended. Four additional aerators would be placed in the deeper areas of the lake to help control algae. One aerator will operate during the winter, and the installation of additional aerators can be postponed. There is money in the current budget to cover maintenance for aerators.

A motion to approve an additional \$4,200 for microbes was tabled until spring. Any additional funds needed for aerators can be discussed at that time.

Fall Social Gatherings – Brigid Walsh and Joan Heil

Small Community gatherings, following COVID restrictions, were announced for fall: September 15, 2020 at the home of Joan Heil. In late October, an event with a Halloween theme is being planned. Anyone interested in helping with future social events should contact Joan or Brigid.

In addition to the Garden and Lake events this month, additional ideas for community gatherings around the Ranch are under consideration.

Consideration of donation to the nonprofit Wildfire Adapted Partnership – Paulette Church

The idea of supporting the Wildfire Adapted Partnership with donations from Falls Creek Ranch was well received. Concerns regarding the legality of one non-profit donating to another non-profit was raised by Mary Ann Bryant.

It was recommended that home-owners contribute directly to the Wildfire Adapted Partnership.

Entrance/ Security Task Force

A Task Force, led by Jessie Kileen, has been established to plan a more secure yet attractive FCR entry. Working closely with Marge Rebovich (Beautification Committee), the Task Force will seek community involvement and provide open communication and transparency in the decision making process.

Statement on being neighborly- James Glover

There was a great deal of discussion around this topic.

Falls Creek Ranch has long been a friendly, welcoming community. Over a dozen homes have changed owners so far this year. In addition, many part-time residents are here full-time due to the pandemic, and many residents have opened their homes to friends and family as well. All are welcome.

However, the dramatic increase in Ranch population has definitely had an impact on long established norms for FCR. There are many more people using our roads, our dumpsters, and our lake. In addition to residents and invited guests, there are numerous instances of uninvited trespassers who come on private property to use our dumpsters, access our lake for swimming and fishing (even in our canoes), and have made attempts to fill their tanks from our lake pump.

For the first time ever, FCR has a part-time security presence at our entrance. Due to the pandemic, the usual gatherings that welcome new neighbors have been drastically curtailed. In spite of our best efforts to welcome new residents, and provide them with information pertinent to life on the Ranch, much more is needed.

James spoke to those needs. He encouraged civility to our neighbors as well as to those who trespass, especially at this time when it can be difficult to distinguish between all the new faces on the ranch. Building a strong sense of community is so important, especially in this highly stressful time.

Coordinator of our AED/CPR Response Volunteer Program – Marge Rebovich

Many thanks are due to Marge for all her years of service to Falls Creek Ranch. She is resigning effective September 24, 2020. Please see the Open volunteer Position Description, and contact Marge or Paulette to volunteer.

Co-signers on FCR accounts – Paulette Church

A motion was made by J. Glover and seconded by Les Lynch for the following changes for authorized signers on FCR accounts: remove Susan Morton; add James Glover and Terry Greiner. The motion passed unanimously.

Dumpsters – James Glover

James will research possible new dumpsters that would be easier to use and more effective in keeping bears. Mark Smith recommended Brian Peterson with Bear Smart as a good source for suggestions. Any changes would need to comply with our waste management requirements.

Internet Project – Terry Greiner and Eb Redford

Several possibilities for improving and extending broad band Internet service to all FCR residents were explored during a site visit with a Visionary representative. Questions such as the right to install equipment on FCR common property, need for easements, and input from residents near proposed installations will be considered after a preliminary design is completed. Feedback from many residents has been favorable.

Old Business

Lake Policy Revisions – Paula Mills

Proposed changes in Lake policy was sent to all residents. Summary: barbless hooks required, fishing areas may be designated, and no motors allowed except for maintenance and emergencies. There is no longer a phone at the lake in case of emergencies.

A motion to approve the changes in Lake Policy was made by J. Glover, seconded by E. Ehlers, and approved unanimously by the board.

Feedback on Recreational Outdoor Fires

Insurance agent's feedback – Joan Heil

Outdoor recreational fires are allowed as long as state and county laws are obeyed, the fires attended, and awnings are at least 10 feet above the grill. Charcoal grills are allowed with our current insurance carrier but may not be covered if we change carriers.

FCR attorney feedback – Mary Ann Bryant

Mary Ann will present a finalized proposal for discussion at a Town Hall meeting, scheduled on September 12, 2020 on Zoom. ACC recommendations and liability issues will be discussed.

A motion to schedule the Town Hall meeting was made by J. Glover, seconded by T. Greiner, and unanimously approved by the board.

Tennis Court Update – James Glover

Resurfacing costs and funds available from former Shed and Dumpster Club were discussed. Details of future use of the courts, and by whom, need more consideration. The topic was tabled.

Old Road Signs – Gail Marinelli

Several options for display of the original hand-painted road signs were discussed. A popular option was the concept of creating a totem with the signs and incorporating the totem in the new entry design. No action taken.

10. NEXT MEETING

The next meeting will be September 23, 2020 at 6pm via Zoom.

11. ADJOURNMENT

The Board by motion duly made, seconded, and unanimously approved, adjourned the meeting at 8:30 p.m.

Calendar of Board Actions:

AUGUST

- Begin new fiscal year on August 1 (BOD)
- Update committee chair and membership list on website
- Workers Compensation Audit (VP/Payroll Dept.)
- Review FCR member website for updated information need (BOD/Committee Chairs)
- Transfer ranch files from outgoing BOD members to new members/ Records Team (BOD)
- Change authorized signatures for bank accounts, safe-deposit box with keys (Bank of San Juans)- requires written authorization via July transition board meeting minutes (BOD)
- Begin income tax filing preparation (Treasurer)

SEPTEMBER

- Reminders for late assessment collection (Treasurer/ Bookkeeper)
- Review income tax filing (Treasurer/ Bookkeeper)
- Begin budget planning (Treasurer/ Board/committee Chairs)

Executive Session- Resident/ Committee Violation Discussion

Open Volunteer Position Description: Coordinator of our AED/CPR Response Volunteer Program.

This will be effective September 24, 2020.

It has been my pleasure to serve the FCR community in this role over the past 10 years.

Hopefully, with so many new residents there will be many interested in this opportunity to serve the neighborhood.

If you can please make this announcement in the upcoming BOD meeting I will be happy to talk with residents interested in learning what it entails.

Responsibilities include:

- 1) serve as dispatcher 24/7 to deploy the group of certified CPR Responders utilizing dedicated Ranch mobile phone.
- 2) serve as Liaison between FCR and Heart Safe La Plata
- 3) monitor and report regularly the condition of our three AEDs to HSLP
- 4) maintain/update map and phone list in each AED box
- 5) maintain/update name and phone numbers in Ranch phone "contact" list.
- 6) organize Certification/Re-certification classes as needed.

Thank You,
Marge Rebovich

This document represents a true and correct copy of the minutes of the August 26, 2020, Falls Creek Ranch Board of Directors meeting.

Respectfully submitted,

K Redford, volunteer, August 30, 2020