

Falls Creek Board Zoom Meeting Minutes January 27, 2021

Call to Order and Roll Call: All Board members were in attendance.

Approval/Changes to the Agenda: James Glover asked to add a discussion of the refinishing of the tennis court be added to the Agenda under Old Business. No objection was made so it was added.

Board Member Survey for Conflicts of Interest with Agenda Items: None anticipated.

Open Period Comments from Residents on Items Not in this Agenda: Much more wrong way traffic is now on Starwood and one driver was forced off the road. Please remind contractors and guests that it is always one way going south.

Approval of Previous Minutes – For the November 2020 Board Meeting, Les moved and Terry seconded a motion to approve the minutes as submitted. Motion passed.

Acceptance of Financial Report – Les reviewed the financial report. Operating Fund is \$174,539, an increase from November of \$56,000. Income from assessments and expenses of transfer of \$30,000 to Capital Reserve Fund and grader repair of \$85,000 impacted this fund. The Grant Reserve is \$38,106 with no change. The Capital Reserve Fund is \$237,000, a decrease of \$71,374. We have received a draft copy of the Annual Financial Report from our accountant with Robin and Paulette reviewing it. Twenty-one lots changed ownership in 2020, a record. Terry moved and James seconded the motion to accept the financial report and the motion passed.

Committee Reports:

Fire Wise Ambassador – Finishing current Colorado State Forest Service Healthy Forest grant; applied for 2 new CSFS grants; FCR Rapid Response Fire Crew has been equipped with 9 specialty tools, 3 water bladder packs with hand pumps, fire shirts and 3 duffels. Justin Poehnelt and Mark Walsh are willing to take the structure /wild land fire training; then they would be able to use the fire trucks at our fire house!

Post Wildfire Restoration – Received reimbursement for grass seed used to slow erosion after the 416 Fire; continue to monitor runoffs and will make changes if needed to protect roads and property.

Architectural Control – Nothing new to report

Common Property – No new report

Front Entrance Committee- Nothing new to report.

Horses – Nothing new to report

Road – No new business but will have an update on the electronic speed limit signs on FCR Main.

Utilities – Eb let people know the snow had built up on the solar panels on the Upper Tank so the tank ran all night because the SCADA system couldn't regulate it without electricity. Ray had to climb the tank to clear the snow so the system would be in balance between both tanks.

Water Supply Task Force – Submitting our application to the State for approval of Well #5 (new Deer Trail well); flow testing and will begin water quality testing soon; will continue to move ahead for final State approval and connection to our system next summer if quality is ok; reviewed options for rehabbing Well #2 and will get quotes soon. Lake Recreation, Beach – (Co – Chairs; Ceci – summer; Mark – winter). Skating, skiing, fat bike riding good on ice but continue to use good judgment due to variability in weather, sun and exposure. Bubbler is off until March. Jump in and please help clear the rink after a snow storm if you like using it.

Dam Committee - The dam continues to be in good operating condition. Water is flowing through the spillway at 0.15 cfs, i.a.w. downstream contractual agreements for winter. The dam committee is requesting \$11,000 funding to have inundation mapping updated to current regulatory expectations.

Ranch Manager Liaison Report: (see full report sent) Tasks performed Dec/Jan: Collected bactis and delivered to SJBH; performed quarterly tank inspection; attended CO Rural Water class to prep for sanitary inspection; worked on the picnic area per common property request; received rebuilt road grader back; drained, cleaned the day tanks in pump houses; will perform maintenance to disinfection system in Jan.; cleaned corral manure pit and harvested some to use at picnic area; plowed roads and addressed issues with equipment with Caterpillar; repair of Ranch House furnace; hired welder to assist on grader wing issue.

Old Business

1. Discussion of the need for a lead for the FCR Volunteer Medical Response Team and AED training - Paulette put out an appeal for a chair or co-chairs with a medical background to take on this essential role
2. Ratification of BOD email vote to purchase an 8 cu. ft. bear- proof dumpster - Terry moved and Les seconded a motion to ratify the email vote to purchase it as a pilot. James said the cost is just above \$4,000 and it will arrive in 8 to 10 weeks. It will save over \$1,000 in rental fees so it's a 4-year return on investment. If it lasts 10 years, it would save \$6,000 over its useful life. This dumpster will automatically lock and the doors for putting in trash are smaller and lighter on top and there is a back door, too.
3. Update/decision on recommended new road electronic signs - Ed and the Roads Committee have worked since October 2020 on possible ways to slow down speeding drivers, especially on Falls Creek Main. He reviewed the different methods tried and the results of each failed attempt. The Committee wanted a way to impact the speeding without going into enforcement. Their recommendation is for a solar-powered electronic sign that would flash only if the driver is going more than five miles per hour above the posted speed limit signs. If the driver is going 30 or less, the sign does not turn on. It does not have a camera but the flashing sign would remind them to slow down. Mark Smith has met with residents along Falls Creek Main where the signs could be placed so they would not flash toward homes and acceptable locations were located. Many of the speeders are contractors and delivery vehicles. Signs could record the speed of each vehicle going by and the time of day so the committee could gather the data regarding speeding. Cost is \$2,400 to \$3,000 plus shipping and tax and one could be purchased from existing roads budget. Display area is about 11 to 12 inches in size. Paulette noted that the smaller screen is only 20 watts and there are options in colors of the painted parts of the sign. If the sign doesn't work to slow drivers

it could be sold on the secondary market. The dramatic increase in the number of speeding contractors makes Falls Creek Main a dangerous, dusty, busy road, not in character for Falls Creek Ranch. Terry moved to approve the funds for the proposed speed signs as a safety issue and Elaine seconded it. The Board and residents discussed if this sign would be a "change of character of Common Property" and require a 2/3rds vote of the membership. Consensus was that it is preserving the safety and character of the Ranch. The motion passed unanimously.

4. Update of Solar Proposal for FCR accounts - James shared a proposal to install solar panels for some of the Ranch electrical needs; used for the well 2 (Oakcrest and Main corner with good sunlight), the maintenance shed, and lake aeration system. We spend about \$940 per year with LPEA to run the shop and could replace it with Solar Panels on the shop roof. Cost would be \$11,200 for installation and there might be a 26% federal tax credit and that needs more exploration. We could save about \$15,000 over the life of the solar panels on the shop. Well 2 cost is more difficult due to a small roof compared to the electrical needs and it might have to be mounted on the ground. Average cost with LPEA is \$864 per year. The Solar Barn Raising quote is lower and would have 5 solar panels on the roof and would provide 52% so we would need to go ground to fully generate the amount needed. It would cost \$7,500 less a federal tax credit, for the roof install and a smaller savings over 25 years. Volunteers can lower the installation cost with Solar Barn Raising. James will finalize the proposal for the next Board meeting and he would like the Ranch to reduce our carbon footprint by going solar where possible.
5. Review/decision regarding Telecommunication Easement and Visionary Proposal - Revised easement agreement was edited by the Ranch Attorney, Christina Landeryou, and the Visionary Proposal and both were sent out to membership prior to the meeting. Eb noted a typo in the Easement that should say "amount of \$10" not "amount or \$10". Terry moved that the Board recommend this proposal to the membership and Elaine seconded it. Motion was approved unanimously. Paulette will send a ballot to all members and it will require a 2/3rd yes vote to approve.
6. Tennis court - James has about one-half of the funds needed to fill in the cracks and resurface the tennis court, having it striped for tennis and pickleball. There are a couple grant possibilities to reach the other half. James will also consider asking residents to donate funds if there are not grants available to us.

New Business

*Vote to name new chairs for Lake Committee – Mark Smith & Ceci McQuinn recommended - Elaine moved and Terry seconded a motion to name them as Co-Chairs of the Lake Committee and it passed unanimously.

*Discussion of delays of financial reports from accounting firm - We did receive the Annual and monthly reports but they have been very late. Les would like to explore selecting a different firm that can stay current with monthly reports. We just received the July and August monthly reports. The accounting firm isn't meeting their contract and limiting the Ranch's ability to meet financial reporting requirements for HOAs. The Board will investigate this issue and look for local options that may be better able to stay current with our financial records. It was noted they also handle water and assessment billing.

*Presentation of Reservoir Inundation Mapping need for Turner Dam with bids - Michael Morton presented the proposal to provide the required Reservoir Inundation Mapping for our dam. Two bids were received and the \$11,000 bid is the lowest. James has checked with Colorado and County requirements since he has done these maps in the past. The State Engineer said he would help us prepare the report because he appreciates how well we take care of the dam and that we complete requirements. He will produce the shape file and then James can create the map, which would avoid the \$11,000 cost. James is following up with the State Engineer to ensure the Inundation Map is produced and filed with state water resources office. Paulette explained its importance and that it must be done in a timely manner to comply.

*Discussion of review and renewal of FCR insurance policies - Terry reported we have been notified that our current policies will not be renewed February 15, 2021, due to our allowing horses to be ridden on the Ranch and the liability of the lake. Being in the Wildland-Urban Interface has also created concern due to the extensive wildfires in California. We are submitting our certificate showing we are a Firewise USA community which indicates we are doing significant mitigation work each year. We are checking with other insurance brokers. Our agent believes he can obtain liability for us but may not be able to get a policy on our Ranch-owned buildings. James wants to be sure we have the proper wording on the warning signs about using the lake. The sign needs to require an adult be present for children under a specific age. Terry will research the required language at the lake with our liability carrier.

*It was noted that the Church Camp is for sale. Our easement agreement with them for our emergency escape road will remain in effect.

Calendar of Board Actions: December: Review insurance policies for updates/ renewals (VP); **January:** Send out second half annual assessment letters (Treasurer/Bookkeeper); **February:** Second half annual assessments due (Treasurer/Bookkeeper); Submit new insurance policy information to Webmaster for website (VP/ Secretary)

Next Meeting/Adjournment – February 24, 2021, 6 via Zoom