

FALLS CREEK RANCH ASSOCIATION, INC.
APPROVED 2020 ANNUAL MEETING MINUTES
July 11, 2020

Pursuant to Notice duly provided to the membership, Association President Paulette Church called the Annual Meeting of the Falls Creek Ranch Association (FCRA) to order at 9:01 a.m., July 11, 2020 via ZOOM.

President Church announced a quorum was present with a total of 63 lot owners represented at the annual meeting, 50 in person and 13 by proxy. Board members present were President, Paulette Church; Vice President, Joan Heil; Treasurer, Les Lynch; Secretary, Susan Morton; and At Large, Terry Greiner.

1. Introductions and Agenda Approval

President Paulette Church welcomed the residents and thanked them for attending. President Church introduced all the Board Members and noted appreciation to the 2 Board Members who will be leaving the Board this year: Susan Morton and Joan Heil.

The President recognized our new Falls Creek residents which include: Steve Marshall and Beth Kaplan, Tina and Bryan Strachan, Tom Bauer and Tom and Carolyn Laetz, David Burke, Larry and Barbara Melton, Kerry Woolsey and Jawna Bidwell, Vince and Melissa Smar, Hayes Lenhart and Alyssa Maynard, Chuck and Nancy Rosebrough, Chris and Adrienne Ulrey, Nancy Grugle and Scott Hulse, Mary Gilbert and Dan Peterson, Paige MacKenzie, Charlie and Patti Simons, Justin and Alisha Poehnelt, and Joseph and Jennifer Dai.

President Church recognized two long-time residents or former residents who passed away in the last year: Reid Ross and Byard Peake.

President Church asked if any changes needed to be made to the agenda and hearing none, approved the agenda as written.

President Church recognized the many volunteers who continued the work in this past year to mitigate damage from the 416 fire to include: Chris Heine, Ed Kileen, Mark Smith, Mike McQuinn, Phil Boroff, Clyde Church and the many others who worked to protect the ranch and made many new road crossings. President Church indicated that the re-seeding and mulch work made a huge difference.

President Church provided a power point presentation and video of our fire mitigation work and highlighting the national recognition that Falls Creek Ranch has achieved including being 1 of 7 national awards given by the National Fire Protection Association.

Other highlights mentioned for the past year included community efforts of harvesting Christmas trees; Mock family providing radios to the ranch; Doug Parmentier keeping us informed via emergency texts; Phil Boroff and his team eradicating noxious weeds; Steve Allen working quietly to mitigate on Common Property; and the ranch's adjustment to the COVID crisis.

Other highlights to mention included: Sara Carver and Tom Bauer and their team in pulling together the Community Garden; new mailboxes which are in compliance with USPS regulations; continuing work on replacement wells for the Ranch; new security guard (part-time) at Ranch gate; and Mark Smith supervising the addition of aerators to the lake to keep our lake pristine and clean.

2. Approval of Minutes for the 2019 Annual Meeting

By motion duly made and seconded, the Minutes of the July 13, 2019 FCRA Annual Meeting, distributed with the Notice of this meeting, were unanimously approved.

3. Election of New Board Members

President Church reported that 2 Board Members terms have expired this year: Susan Morton and Joan Heil. President Church asked if there were any nominees in addition to the two who have been nominated to serve: Elaine Ehlers and James Glover. There were no other nominations and President Church asked for a motion to approve the 2 nominees for three year terms.

Tom Jones made a motion to elect the 2 new Board Members under consideration and Terry Greiner seconded the motion. There was no discussion and all approved.

4. Committee Reports

This year, the committee reports were submitted via email and transmitted to the membership on June 11, 2020. Each report is noted below with additional discussion/questions as noted.

Water Supply Task Force – Mary Ann Bryant

The Water Supply Task Force (WSTF) is completing Phase I of a planned three-year (phase) plan to review our water supply options and determine the best plan for the Ranch and its members. Our Team includes Barry Bryant, Mary Ann Bryant, James Glover, Chris Heine, Eb Redford and Board liaison Susan Morton.

During the last fiscal year, our Team engaged Wright Water Engineering and Collier Engineering consultants to conduct a geophysical study (Electrical Resistivity Tomography) to help determine optimal sites for drilling a replacement well for existing Well #2 (corner of Falls

Creek Main and Oakcrest Drive) as well as a site for a new well to ultimately replace Well #4. Collier provided information related to the most probable locations within our aquifer to maximize our water supply between Oakcrest Drive and Mason Cabin Road. This is the approved area for replacement wells according to our water rights decreed by the Colorado Water Court for our wells.

The Replacement Well #2 will be drilled approximately 15 feet north of our existing well #2. This replacement is necessary due to the aging infrastructure of the well. The replacement well will be constructed with a more robust design and materials to last another 40-50 years and will be in the same aquifer as current.

The new well (Mason Cabin Road) is permitted as a “monitoring” well. This will allow us to confirm the optimal location, depth, and water quality prior to converting it to a production well during the coming year. This well will be located on Mason Cabin Road just east of Falls Creek Main. Both wells are expected to be drilled sometime late June – the final date is yet to be scheduled.

The next phase of this project for the fiscal year 2020-21 include placing the Mason Cabin well into production and adding this to our water system. This will then become the replacement well #4. The currently unused well #4 will either be abandoned or converted to a monitoring well. That will be determined next fiscal year. The proposed budget for FY 20-21 details the costs for this work including new piping for the distribution system to connect this well to our disinfection and SCADA systems. The proposed budget also includes funds for legal consultation to explore potentially adding a new well to the lower Ranch area from Falls Creek with new water rights. This well could be used as backup to our current system. We are currently gathering information regarding the possibility to drill such a well as a monitoring or “test” well within the current years’ budget and timeframe.

Discussion: Mary Ann indicated that new well #2 was drilled this past week and that preparations are being made to drill a test well on Mason Cabin. Overall, the team is happy with the new well #2 results. Chris Heine added a quick summary that we will have more water to add into our water system and spoke of the measuring tools we have acquired to monitor. Chris also showed some slides to help explain what is being done and offered to meet anyone that wanted to look at the well drilling operation at the site. Paulette stated that the plans for Animas Water at the ranch were to have been quite expensive and that by using our own aquifers, we will save money.

Mary Ann Bryant also reminded the residents to view the water conservations tips on our website at: <http://fallscreekranch.org/wp-content/uploads/2012/05/ATT3-FCRA-Water-Conservation-Tips.pdf>

Mary Ann mentioned that we seem to have problems with residents’ in-ground sprinkler systems and asked that we monitor those carefully and to be sure to turn off the water in your house when you leave for a few days.

Utility Committee Report – Eb Redford

Utility Team Overview

Eb Redford oversees Systems Operations, the SCADA system and is the Administrative Contact for the CO State Water Dept. Shirley Jones, Jennifer Hardy & Nancy Peake collect monthly water meter readings. Eb Redford processes meter readings and billing database.

Durango based Elliot Meadows & Associates, LLC CPA processes customer payments. NM based TAK Technology generates and distributes monthly water bills. Mary Ann and Barry Bryant handles homeowner water usage discussions.

Tom Allen, Barry Bryant, Chris Heine & Les Lynch assist with systems analysis, leak detection & other utility projects.

Thanks to all the Committee members; great work!

Ray Smith is the official CO State registered water system operator (ORC)

- Takes monthly water samples for testing & reporting
- Conducts annual testing for a range of chemicals as specified by the State.
- Is chief operator of the two disinfectant systems (Upper & Lower)
- Responsible for system repairs

System Repairs

No fire hydrant was replaced last fiscal year. There are a couple of old ones on the replacement list.

Upper & Lower system household leaks. Faulty toilets are the main culprit. Call for help if you have high water usage and suspect a leak. We can narrow down the leak location to in your house or the service supply line outside from the meter to your house. Falls Creek Ranch is responsible for leaks in the service line from the pipeline to the water meter. The homeowner is responsible for leaks between the water meter and the house.

Water Disinfectant System

There are two disinfectant systems on the Ranch. The Upper & Lower treatment systems have continued operations without problems since the 1 June 2013 startup.

Backup power generation systems were installed for the Upper & Lower treatment buildings October 2015. They receive annual inspections and maintenance.

CCR (Consumer Confidence Reports) reports detailing water quality are distributed annually to the membership.

SCADA (System Control & Data Acquisition) System

Water system operations are monitored daily. Eb monitors remotely during business trips.

System controls Well -1 and Well-2. Well-3 is manually operated but feeds the lower WTF (Water Treatment Facilities) system. Well-4 is periodically manually operated to satisfy water permit, but the water is not suitable for treatment & usage.

Budgeted Capital Projects 2020-2021 fiscal year (if budget is approved)

\$30K to repaint the outside of the Upper and Lower water tanks (Deferred from last year)

Long Range Water Supply Status & Future Options

Topic is discussed in detail in Mary Ann Bryant's **WSTF** (Water Supply Task Force) annual meeting report.

Distribution System Issues

Upper & Lower Water Tanks

We think the tanks were installed in 1995 with a 60-year lifespan. They should be repainted and re-coated every 20 years. They were inspected on the inside with some minor repairs in Jan 2015 and they were repaired on the inside in Sept 2015. A Lower tank leak was repaired in Sept 2019.

Both tanks need to be repainted on the outside. Estimated cost is \$30K (Included in the 2020-2021 budget request). Both tanks need to be re-coated on the inside. Estimated cost is \$44K (2021-2022) budget request. Both tanks need to have a new frost proof vent installed. No estimated cost currently.

Distribution System - Long Range Replacement Project

FCR hired the engineering firm SGM to analyze the ranch Water Distribution System in 2018. Their conclusions are to plan and budget for a complete replacement of the existing system most of which was installed in the mid to late 1970's. Their estimated cost for this project is around \$2,600,000. This entails replacing all the waterlines, valves, fire hydrants and tanks throughout the system.

The WTF (Water Treatment Facilities) were completed spring of 2013 and are working well. They recommend raising water rates to generate capital for this project. (The base rate charge was raised from \$25 to \$50/month following the July 2019 Annual Meeting).

Road Committee Report – Ed Kileen

Committee: Ed Kileen, Michael McQuinn, Mark Smith

This year we are not meeting in person which we are sure you will all miss the scintillating annual Roads update with our minutiae about subsurface conditions, temperature, blade angles, weather predictions, etc.....

We still have some things to say though; our roads and how well they hold up depends on how you (and your guests/contractors) drive on them.

The way and speed we *all* drive is the single largest factor to how the roads hold up. Summer is the busiest the Ranch gets – remember a lot people, pets, runners, and bikes use the roads as well. We have a particularly good safety record here, let us try to keep the streak alive!

QUICK QUIZ:

WHICH PICTURE BELOW REPRESENTS HOW WE SHOULD ALL DRIVE IN FALLS CREEK?



Enough said. (we hope!)

Now back to more mundane matters. The water crossings installed after the 416 Fire have continued to perform well and allowed heavier runoff to cross the roads without further damage. There are a couple of spots on FCR Main that we will be addressing this coming year to help areas drain even better.

We will continue to add road base to arterial roads as needed. FCR Main is holding up well after having spent \$40,000 in new road base in 2018/19.

The Mag Chloride application in May was less than optimal. Coverage was consistent and is holding up well on most areas, but some areas of touch up were needed. We were able to get the contractor back and reapply the affected sections in early part of June.

Last year we discussed the costs to either chip seal or pave some of the roads in Falls Creek. Our preliminary research found a significant range. The cost to chip seal Falls Creek Main hill (roughly 5,000 lineal feet) would be \$90,000-\$100,000 (vs asphalt which would be \$360,000-\$400,000 for same length). If we looked at spending \$25,000 (gravel, maintenance, etc.) over that same period for just the hill, the costs would add up to \$175,000-\$250,000 for the same period. To gauge interest, we will be sending an informal poll (no decision, action, or spending) to see how the Falls Creek homeowners feel about considering this level of investment.

I would like to publicly thank Mark and Mike for all the hours and help they continue to put in. My business has been occupying 150% of my time and they have both been instrumental in making sure we have maintained and continue to improve our roads.

Discussion: Marge Rebovich asked what the black component of the mag chloride is that was put down recently and commented that she had never seen the roads look so good. Mark Smith responded that the black component combines the mag chloride better. And Mark reminded all residents to drive as the speed limits indicate, especially on Main; this will keep the dust down and keep our roads from deteriorating so quickly.

Susan Morton asked if speed bumps would be used again and Mark replied there are no plans to put them out again.

Post-Wildfire Committee Report – Paulette Church

Committee Members and Special Roles: James Glover (Environmental Engineer with Hydrology) Chris Heine (Geologist) Phil Boroff (Common Property Chair), Clyde Church (Geology background and Tractor Jockey), Ed Kileen (Road Chair), Barry and Mary Ann Bryant (FCR Emergency Radio Spotters), Doug Parmentier (Durango Emergency Communication Ctr.), Mark Smith (Geo Tech with equipment), Marge Rebovich (Master Gardener), Tom Allen (Geo Tech), Mike McQuinn (Project Management), Don Henry (Archeologist).

Accomplishments:

- 1) No homes or structures have been damaged at Falls Creek or High Meadows from the debris and flows. We cannot guarantee that will continue in the face of extreme downpours.
- 2) No homes or structures have been damaged below us on CR 203 or Highway 550. We cannot guarantee that will continue in the face of extreme downpours.
- 3) So far, we have not been named as a defendant in a lawsuit. No damage -- no lawsuit. Hope this remains true.

- 4) Using their knowledge of geology, water hydrology, and input from a variety of sources, the committee worked together with measurements by James Glover, drawings from Chris Heine, and work by Mark Smith and Ed Kileen to design water crossings and revise culvert installations to effectively protect our roads. We have worked to harden the lower side of culvert installations, so they do not wash out. Again, no guarantees in case of intense rainfall.
- 5) We have many bags of appropriate seeds that need to go down soon and dozens of bales of weed free straw. They are now available to all Ranch residents. Grass has grown well in the areas seeded but we do need to add more seed in steeper areas near the burn scar on north area of Falls Creek Main.
- 6) Mark Smith and Chris Heine with summer workers and volunteers removed most of the large debris from the north meadow.
- 7) Smaller water flows are spreading nicely over the alluvial fans, sheet flow areas through the forest, and our meadows. Water level in aquifers continues to rise.
- 8) Most of the large water flows are heading toward the lake but none has reached it to date.

Plans for the Coming Year:

- 1) Continue to monitor water flows and make small adjustments as needed. Please only let committee members move sandbags and such. Small movements can have huge consequences on the Ranch and especially 800 feet below us.
- 2) The culvert crossings have been smoothed with gravel. The committee has recommended some additional culverts and replacement of those too small to carry the flow without plugging up.
- 3) We need to have Ray and summer workers deepen the bar ditches along Falls Creek Main to handle and direct the runoff, so the roadway is protected.
- 4) SGM is following NRCS recommendations and is doing work on only two properties, the Crowley's, and Vincent's on the west side of north Falls Creek Main. SGM and I are discussing a permanent square cement culvert at Dyke Canyon, but they do not have permission yet to take on this project.
- 5) Paulette is on the Steering Committee and Educational Outreach Committee of the Four Rivers Resilient Forest Health Coalition to address problems left by the 416 Fire. We hope to gain some funding and other resources for recovery and mitigation.
- 6) A Doppler radar is being installed in a permanent location so that it can see our region clearly and more rain gauges have been placed in key areas of the 416 burn scar so we will get better warnings of heavy rains.

Discussion: Eb Redford asked Paulette to discuss the role of SGM/NRCS (local engineering firm/National Resources Conservation Service) on the ranch and Paulette responded that they are hired by the county to work with individual home owners and don't work on Common Property.

There was a brief discussion about how important the work that was done by this team to direct water to our meadows. A bit of history was reported in that this used to be a working farm previously for decades.

Ranch Liaison Report – Mike McQuinn

Ray Smith is our ranch caretaker and neighbor. In that capacity he maintains our water system, our roads, participates in common property work when heavy equipment is needed, plows snow, consults on projects, and maintains our heavy equipment. Ray and his wife Nancy live in the caretaker house at the lake and have been with us for 19 years; Ray would like to stay on with us for another 3 years; at some point the Board will need to start succession planning as we will need a “Water Operator” as well as a Ranch Manager/Caretaker. Ray is often left to work on his own, however he also works closely with Eb Redford (Chair of the Utilities Committee and important water consultant), Phil Boroff (Common Property Chair), Ed Kileen (Roads Chair), Chris Heine and Clyde Church from our FireWise Team, Barbara Belanger and Paula McCarthy (Lake Committee Chairs), and others.

Ray’s biggest responsibility is his highly professional work on our water system. Officially, and in the eyes of the State of Colorado, he is referred to as *the Operator in Responsible Charge* about our water quality, and for our distribution system he is referred to as the *System Manager*. Ray tests our water quality regularly, maintains all State requirements, and maintains and makes repairs to our water delivery and storage system. Utilities Committee will have more detailed info for you in their report.

Ray is mandated to report frequently (weekly) to the State on our water system. Often this reporting takes a full day out of Ray’s M-F work week. We appreciate that Ray did this successfully while keeping up with his usual responsibilities at FCR. Ray has maintained compliance with all requirements from the Colorado Department of Public Health and Environment.

About the roads, Ray maintains, re-builds and repairs the roads, operates the road grader and backhoe, and handles 98% of the snow plowing. In 2018 and 2019 we attempted hiring a contractor to help more with plowing, but this did not work out so well. It just works out best when Ray can be available quickly to work the roads rather than waiting on contractors who have divided loyalties as they try to accommodate multiple customers.

Equipment: Ray operates and maintains most of our light and heavy equipment. Our equipment includes a road grader, backhoe, dump truck, water pump trailer, pick-up truck, generator, mowers, welders, sprayers, chain saws, and other miscellaneous small pieces. By the way, we will need to start considering the purchase or lease of a road grader in the next 24 months per Ray.

The liaison’s job has changed somewhat from a 1-person job to that of 3 of us working together. Officially, Mike McQuinn is the liaison, and unofficially and in large part thanks to their constant volunteer efforts on the ranch, Mark Smith and Chris Heine assist heavily; this cooperative effort seems to be working well. My role as liaison is to communicate ranch member’s needs to Ray. Please do not contact Ray directly but rather go through the liaison or the board.

Ranch House: Our arrangement at the ranch house includes the responsibility of FCR to do occasional maintenance. During this past year we had no new upgrades to the house. Ray and Nancy pass on their thanks to the membership for assisting with the occasional maintenance items.

Ray has been informally evaluated this year as in year's past. Ray's strengths are many such as his excellent work on the water system, and his maintenance of our roads and our equipment and Ray is exceptionally reliable making himself to many of us who demand his attention on short notice. Ray does a lot of work that most of us never see. Eb Redford, from the Utilities Committee and I feel confident that Ray's most important work is done very, very well. He has some shortcomings, but they are far outweighed by the many fine tasks he performs keeping our water safe etc. We feel Ray deserves a reasonable cost of living increase and his customary bonus.

If you have any comments or concerns about Ray's performance, feel free to let the board or the liaison know.

Discussion: There was some discussion about Ray Smith's tenure and Mike McQuinn stated that Ray would be here another 2 to 3 more years.

Lake and Dam Committee Report – Paula Mills and Barb Belanger

Dam Report:

1. Our lake is full.
2. Falls Creek continues to run (a trickle) and water is running in the spillway which is how our dam is designed to operate.
3. This summer the lake committee will perform routine dam maintenance as we prepare for our annual safety inspection which will be in the fall 2020. This Inspection will require us to do updated inundation mapping & that we file an Updated Emergency Action Plan.
4. Our dam is an excellent design, it is well maintained, we consistently receive highest marks on annual safety inspections, and we expect this to continue.

Lake Report:

1. We are one year ahead of our 5-year plan. We completed the following tasks:
 - o Built a kayak rack
 - o Built a paddleboard rack
 - o Assured all boats are registered (we remind the membership to contact Barbara Belanger to ensure your boat is registered, even if you are not storing it at the lake)
 - o Established canoe storage closer to the lake and created a put in area for canoes.

2. Based on our 5-year plan, we only have two items to compete - replace/repair the floating rafts and improve the quiet area/dog beach. We will develop another 5-year plan for the 2021-2026 period.
3. Our biggest challenge this year is managing the weeds and algae growth. With the approval of the Board we are installing an aeration system with 8 emitters concentrating in the swimming and boating shoreline.
4. On June 7th, we had an amazing and successful cleanup day. Many volunteers worked hard to clean the beaches of weeds and muck and a strong crew scoured the lake and collected an amazing amount of the floating algae.
5. Please remember that the San Juan Basin Health Department (SJBH) still has social distancing as a course of action for COVID-19. This affects the lake in terms of group gatherings. We are following the guidance from SJBH to limit groups to 10 people. We ask you limit guests to 2 per household during this time.
6. Because of the travel restrictions of no more than 10 miles from your home, the lake has received multiple trespassers and we expect this to increase as long as these restrictions are in place. We have had incidents of rude and threatening behavior from trespassers who were asked to leave. We are working with the Board to address this issue.

Additional discussion: So far, aeration has proven to be successful at the lake. Thank you to Mark Smith for heading this up.

There was also some discussion about passes/tags to be required at the lake and a reminder to be sure your tags show these items appropriately. If residents are having an "event", be sure to contact the committee co-chairs.

There is a new shade at the lake at the main beach which everyone seems to appreciate and have called for more shade.

Bobbie Baird asked about what should be said if someone is at the lake without the appropriate stickers/tags. Barb Belanger responded that the committee is creating a sticker that can be placed on cars with a warning. Barb indicates that it would take at least 30 minutes for a deputy to arrive and that it is important that the non-emergency # of 970-385-2900 be on all residents' phones.

Paulette Church reminded all to scoop poop when you have dogs in designated areas around the lake.

Barb Belanger also mentioned that the committee will be bringing some draft rules to the Board for approval that will center around fishing rules, motors, and changes to the dry hydrant area.

There was some discussion about locations around the lake areas to fish and locations of where dogs can be. Tom Jones complimented the committee on the work around the canoe area.

Mark Smith discussed the aeration system and spoke to the fact that algae has not been a historical problem but that this is happening in many area lakes. Mark re-iterated that a healthy lake has lots of oxygen and the aeration system should help this issue.

Horse Committee Report – Peggy Lynch

There are currently two horses at the FCR horse barn. There are corrals for six additional horses. Spring has brought a flurry of activity around the barn area. Pastures were irrigated by the creek to create lush pasture grass while Common Property personnel trimmed grass around the barn and corrals. Recently four truckloads of sand, crusher fines and gravel were brought in to provide better footing in corrals. Neighbors and friends turned out to assist in this big project. Their help was greatly appreciated.

FireWise Committee Report – Paulette Church

Committee Members and Special Roles: Clyde Church (Chain Saw Gang), Phil Boroff (Common Property), Chris Heine (Chipper Crew Chief; Forester), Steve Allen (Roadside Trimmer), Barry and Mary Ann Bryant (FCR Radio Spotters and Architectural Review), James Grizzard (Forester; Community Orchard), Doug Parmentier (Air Curtain Burner Crew Chief; Durango Fire Liaison), Sara Carver (Community Garden), Eb Redford (Water Utilities), Ed Kileen (Roads), Michael Morton.

Past FireWise Ambassadors: Nancy Peake, Mary Ann Bryant, Judy Winzell, Sara Carver

Accomplishments:

- 1) We have treated 16 acres of common property. Some through our contract in 2019 with Waggoner Timber Services. They sell the logs harvest to a variety of buyers with uses from log homes, to dimension lumber, to poles and firewood. The revenue pays for their expenses.
- 2) We have worked 3,876 volunteer hours during this period. Value = \$100,776.
- 3) We were invited as one of 21 exemplary programs to the national Vision 2020 Community Risk Reduction Symposium to share our story about how our community attitude toward fire mitigation changed from 1999 to 2019. We were sponsored in part by National Fire Protection Association who produced the video about our success in mitigation that helped firefighters turn the 416 Fire westward, keeping it out of Durango.
- 4) We earned the FireWise USA Community designation and certificate.
- 5) We earned the International Association of Fire Chief's **Ready, Set, Go** certification with one of the highest number of volunteer hours reported.
- 6) For the fourth year we received one of the \$500 National Wildfire Preparedness Day awards funded by State Farm Insurance. Funds were used to buy 950 compostable leaf bags for pine needles and cones to be burned in the air curtain burner. This is primary use of the ACB now and we now have volunteers picking up the bags for those who do not have a truck or trailer to haul them to the burn yard.
- 7) We received an \$18,250 Colorado State Forest Service grant that helped purchase a used 2018 Vermeer BC1000XL diesel-powered chipper. This will pay for itself in rental savings in 1.5 years and we can use it as needed working just 2 to 3 hours per day, especially during the heat of the summer. We now can chip on site and ask that those creating slash put the cut end of the branches toward the road, so they are easy to load into the chipper safely.

- 8) We received a \$21,000 Colorado State Forest Service grant to treat 26 acres by June 1, 2023. The grant funds \$11,200 for summer workers doing mitigation work, \$9,300 for a team of veterans for a week from the Southwest Conservation Corps, and \$5,000 to pay for the mobilization of Waggoner Timber Services or another logging contractor.
- 9) We were invited to submit a Pre-Proposal for the State Forest Initiative-Wildland Urban Interface Grant to be awarded in the amount of \$245,000. We will know if we are approved to submit the full grant application in October. This is a 3-year mitigation grant and is for all fire mitigation and forest health work we do on the Ranch.
- 10) We began a newsletter, FireWise Flash, to keep people aware of current fire potential conditions, fire restrictions, and provide new materials regarding the hazardous ignition zone, fire adapted building materials, and new fire behavior research.

Plans for the Coming Year:

- 1) Complete the Dense Pine Thinning Project with Waggoner Timber, funded in part by the CSFS mitigation grant funding. This includes work on common property working toward the north and east.
- 2) Collaborate with Common Property in planning and completing at least two general Ranch cleanup days.
- 3) Making plans with the Daybreak Rotary Club to remove the firewood not gathered by residents to be processed and delivered to elderly and low-income families, which use firewood for heating.
- 4) Paulette has been named to the Steering Committee of the Columbine Forest Restoration Collaborative that is working to prevent large-scale catastrophic wildfires in our area and to help with forest restoration.
- 5) Apply for continued certification by FireWise USA and the **Ready, Set, Go** Program from International Association of Fire Chiefs.
- 6) Have the FireWise Committee assess needs for equipment, maintenance, and temporary staffing for next summer to continue mitigation and healthy forest restoration work.
- 7) Vigilantly watch for grant and partnership opportunities to help us reach our healthy forest goals.
- 8) Continue to host visiting neighborhoods and organizations that have been referred to us as an example of a well-mitigated community.
- 9) Inventory all our equipment and locate maintenance materials in one location.

Additional discussion:

Chet from Waggoner Timber will not be on the ranch this summer. Doug Parmentier asked that residents please put needles in paper bags and NOT plastic bags

Common Property Committee Report – Phil Boroff

Forest Management

- In accordance with the FCR-published Community Wildfire Protection Plan, the CPC has teamed with the FireWise Committee to contract additional forest restoration toward well-spaced trees with an eye on diversity in age and structure to ensure long-term healthy forests.
 - ✓ This work requires a sustained effort with many volunteer hours to conduct post-logging cleanup and restoration operations. Despite receiving Colorado State Forest Service grant monies, we have only had a single logger this year to help maintain some momentum until Waggoner Timber can resume operations.
 - ✓ CPC volunteers and FCR residents continue to inspect for beetle infestation and fell as needed; because of increased efforts, overall numbers have increased this year while persistent drought conditions continue to effect individual tree health.

Weed Mitigation

- The CPC requests all residents to be aware of weed growth and mitigate, as necessary. While La Plata County procedures allow for weeds to be placed in closed bags and put into our trash dumpsters, we strongly encourage residents to bag their weeds for air curtain burning.
- Weed spraying has been heavy this year with several badly infested areas requiring attention.

Annual Clean-up Day

- We managed to complete two clean-up days this fiscal year. We will announce more as soon as we can nail down possible future dates.

Burn Yard (Previously Known as the Slash Yard)

- Air curtain burning (ACB) operations have transitioned to mainly pine needle bags. Slash is no longer being accepted from residents in the burn yard. Slash will be chipped on common property and individual lots. As a reminder, only the designated crew on duty is permitted to put anything into the ACB.
- The chipper acquisition has been a great asset and allows for greater efficiency and flexibility in ranch mitigation capabilities.

Budget

- With the advent of Colorado State Forest Service grants, the CPC has added resources to pay for a Conservation Corps Crew for one week.
- The CPC requests moving some funding from weed control to payroll.
- The CPC requests no net change in operating budget for the coming fiscal year.

The Team

- Many thanks to our many volunteers and regular CPC members: Chris Heine, Clyde and Paulette Church, Jim Grizzard, Steve and Lisa Autry, and Doug Parmentier. Keeping a clean and safe community in the Wildland Urban Interface is no accident and your efforts were indispensable in forest health and restoration.

Discussion: Phil indicated that some residents had expressed interest in some of the street signs that were taken down and that the committee is considering an auction of these to raise funds. A suggestion was made to potentially showcase some of the signs at the mailbox area.

Nancy Henry asked about spraying trees for beetles. Chris Heine and Mike McQuinn addressed this and stated that it had been several years since Ray has sprayed and that the ranch recommendation is for individual homeowners to work with professionals to have this done (for Ponderosa pines only). Chris also mentioned we are beyond beetle season right now but thinks it is a good idea to spray high value trees or to treat them with pheromone packets.

Paulette stated that it is a good idea, during this drought, to water trees you want to keep. Eb Redford reminded everyone not to use water from your house but to use water from our lake.

Beautification Committee Report – Marge Rebovich

Committee Members: Marge Rebovich Co-Chair
 Nancy Wallace Co-Chair

Members: Jenny Hardy, Mindy Ager, Nancy Henry, Susan Morton, Mary Grizzard, Jonni Greiner, Brigid Walsh, Mary Ann McCarthy, Gale Marinelli, Bill Rebovich

This Committee is charged with maintaining five gardens as a welcoming attractive entrance to Falls Creek Ranch. The gardens are designed with water conservation utmost in mind and serve as educational demonstrations to reinforce that concept.

The Committee has established and updates a Garden Guide on the FCR website. The Garden Guide correlates numerically with the wooden markers in the gardens and describes significant attributes of the nearly 100 different plant species. Residents and their guests can learn about

plants they may be interested in by accessing the guide on their mobile device as they visit the gardens. Committee members can also be contacted for additional information.

The Committee operates on a \$300 annual budget to cover costs of equipment (weed whacker), rodent, pest, weed control and purchase of replacement plants and decorative gravel mulch.

The Committee would like to emphasize the very satisfactory results we have had using industrial strength 30% vinegar as an alternative to hazardous chemicals for weed control. It is expensive but we have had particularly good results diluting it to 15%, cutting our cost in half. Contact us if you are interested in more information.

We encourage residents to work on their lots and surrounding common property to mitigate weeds on a regular schedule. Just set aside one morning a week to go out on “weed patrol.” Manually pulling, digging, snipping off blossoms or seed heads of Mullein, Thistles and Hound’s Tongue can help immensely to keep our beautiful common property healthy.

Committee member Mary Grizzard leads wildflower hikes at Purgatory resort thru the summers and has a couple of apps she finds especially useful for cross referencing and identifying plants. Contact Mary for more info on these apps, maybe she would even take you on a little wildflower hike around the Ranch.

Discussion: Many compliments were given by participants about the beauty at the ranch entrance.

Architectural Control Committee Report – Mary Ann Bryant

The Architectural Control Committee (ACC) currently has five members: Mary Ann Bryant (Co-chair), Nancy Peake (Co-chair), Jonni Greiner, Linda Johnson and Gale Marinelli. We have openings for up to two more members. We encourage anyone who is interested and wants to learn more about our Committee’s work to please contact any of us. We need more members!

The ACC reviews all exterior improvement projects of members’ homes (renovations or new construction) as required by the FCR Covenants and ACC Rules/Regulations. Our Project Application Packet and other helpful information is available on the FCR website under the Governing Documents page. ACC review and approval are required BEFORE any work may begin. If you are planning any kind of exterior project, please contact the ACC with any questions you may have. We respond as quickly as possible, so we do not hold up your project.

Currently, there are 18 open ACC projects on the Ranch in various stages of completion. If you have any questions, feel free to contact any of our members.

5. Treasurer's Report – Les Lynch

We are still closing the books for FY20 that ends 7/31/20. Cash balances forecasted for the remainder of this FY are \$316,871, made up of \$65,889 operating, \$239,503 capital reserve, and \$11,479 grant reserve. End of year total balance for the prior fiscal year was \$319,283.

Major expenditures in FY 20 from the operating account include improvements made by the Lakeside committee including landscaping and projected installation of an aeration system to control weed growth. Common Property wages for part time employees for forest management and chipper rental. Chipper rental costs will end in FY 21 with the purchase of the Vermeer Chipper. The chipper cost was approximately \$34,000 with \$18,250 paid by a Colorado State Forest Service (CSFS) grant and a useful life of at least ten years. All hourly wages were billed to Common Property including work on roads, lake, dam, and flood prevention; however, they will be allocated to the individual budgets in the future. A grant from Wildfire Adapted Partnership and from the International Association of Fire Chiefs (IAFC) paid approximately \$9,000 of the \$16,000 wage costs. Equipment Operations were slightly over budget primarily due to Grader Repairs and Maintenance (more on that below). We are in the process of replacing three AED devices at a cost of \$2,000 each from capital funds as the current devices have exceeded their life expectancy and are no longer serviceable.

The proposed budget for FY2021 reflects no change in HOA dues, with an annual fee of \$3,000 for an improved lot and \$2,900 for an unimproved lot. There are 6 unimproved lots remaining. We will continue to allocate \$40,000 of HOA dues to the Capital Reserve account in our effort to build up the Capital account for future equipment replacement. We will continue to allocate \$60,300 of water fees to the Capital Reserve account for the same purpose. The Roads Committee budget is increasing over current year actuals. We will need to pay \$30,000 in Easement Note Repayments in FY 21.

Capital Reserve expenditures in FY 21 include \$119,000 for the Water Task Force. This includes putting the new Mason Cabin well is scheduled into production and exploring water opportunities in the Falls Creek Drainage. Our water tanks need to be painted and we allocated \$30,000 for this purpose. Fire hydrant replacement has been estimated at \$6,000

Invoices for the FY 2021 HOA dues will be issued on or before August 1 based on the budget being passed in today's meeting, and will be due on or before August 30, after which late fees will be assessed. Dues can also be paid in 6-month increments, with half due now and half due in February with no interest.

Discussion: A resident asked how the aerator was paid for since it was not budgeted. Paulette responded that she surveyed the committee chairs to see if extra funds would be left over and that there was quite a bit of savings and this savings covered this expense.

Mary Ann Bryant suggested that the fees for the High Meadows and Watson properties be reviewed because there is a specific formula for those. Les agreed to look at this.

Steve Dowler asked where the maintenance is budgeted for the 2 new pieces of equipment. The response is that the chipper is under a 1-year warranty and maintenance is budgeted for the aeration system for the next year.

Joan Heil asked if there is a need for liability insurance for the aeration system. Paulette Church indicated we do not need to insure this, and Mark Smith answered a resident's question about whether the system would be vulnerable to a helicopter retrieving water with "no".

Call for Budget approval: The annual meeting packet includes the Board's proposed budget for FY2021. As per CCIOA rules, we must call for a vote to DISAPPROVE, or VETO, this budget; NOT APPROVE it. If it is vetoed, we default to using the existing budget approved at the prior annual meeting. If it is not vetoed, we adopt the proposed budget.

Paulette Church entertained a motion to "veto" the budget. Sincere there were no veto votes, the next fiscal year budget is unanimously approved.

6. Old Business

No old business was discussed.

7. New Business

Security at Front Gate

Paulette Church indicated that the feedback for the part-time security guard has been positive. Barb Belanger asked how much time will the security guard be here this Summer and Paulette responded that as budget allows. There was some discussion about the possibility of a gate at the front – Paulette indicated that this is still being researched.

General response during the meeting was positive with kudos for better compliance with car stickers and tags and thanks to K Redford for her management of this process.

Nancy Henry indicated that she really appreciates our security guard and asked if a formal Security Committee could be implemented. Paulette Church stated that she will investigate this.

Doug Parmentier asked residents to slow down when crossing the front gate. Driving fast stirs up a lot of dust which is problematic for the security guard with Clyde Church periodically dumping water there to tamp down the dust.

Gale Marinelli asked if Jay could capture the license plates of those driving too fast through the gate. Barry Bryant recommended a speed dip right at the front gate which should assure that people slow down.

Barb Belanger indicated that the security guard (Jay) had told her that the first weekend, Jay turned away 30 cars and another 15 cars turned around when they saw him. Barbara asked if we

would consider parking Ray's truck there with a security sign on it when Jay is not here or construct a small security shack. Barb also indicated she supported Doug Parmentier heading the security committee.

Dumpsters

Terry Greiner stated that the camera at the dumpsters is being monitored. A discussion around the recycling dumpsters always being full ensued with the request of an additional dumpster.

Development

Barry Bryant asked about the potential development of property near Falls Creek Ranch. Paulette Church indicated that we would get notice from La Plata County should development occur on the Stegner property and that we have not received notice. Paulette also indicated that the Church Camp property adjacent to us is being sold and FCR will have to negotiate a new easement agreement with the new owners. There was some minor discussion about development at Durango Hot Springs. Paulette will follow up on any potential development activity.

Parking at Picnic Grounds

Sue McCarthy indicated that there is a lot of parking at the picnic grounds which is not the original design/intent and that cars are parking too close to the creek. Sue requested that people park near the roads and that equipment is taken back to the shed rather than parked overnight. Paulette indicated that this is a reasonable request and that she will put the word out to the Community Garden Committee.

Outdoor Wood Burning Fires

Tom Jones asked when we would discuss the policy about outdoor wood burning. Paulette indicated that there will be a Town Hall meeting soon. Current fire restrictions are such that no burning should be done now. Tom re-emphasized that it is important that we address this.

18. Next Annual Meeting

The next Annual Meeting will be held on Saturday, July 10, 2021 at the Falls Creek Picnic Grounds.

19. Adjournment

The meeting was adjourned at 11:25 p.m. after a motion, a second, and all approving.

Respectfully Submitted,

Susan P Morton
Secretary
July 17, 2020