

Falls Creek Ranch Association, Inc. Board of Directors Meeting

Thursday, August 26 at 6 p.m. at the home of Paulette Church and via ZOOM

Call to Order and Roll Call – The meeting was called to order at 6:03 p.m. by President Paulette Church.

Board Members: Bobbie Baird, James Glover, Paulette Church, Mark Smith in attendance. Jason Singh absent.

Community Members: Mary Ann Bryant, Barry Bryant, Eb Redford, Molly Patterson, Marge Rebovich, Nancy Henry.

Approval/Changes to the Agenda – No changes requested. Approved as printed.

Board Member Survey for Conflicts of Interest with Agenda Items – James reported a potential conflict of interest with the proposed solar installation for the Ranch if he were to act as an investor in any way. If a vote on the solar installation occurs at any point in the future, James will excuse himself from the vote if he is an investor in the system.

Open Period Comments from Residents – Mary Ann thanked the Board for the addition of two new bear-proof dumpsters on the Ranch.

Approval of Previous Minutes – For the meeting on May 26, 2021 - Bobbie moved and James seconded a motion to approve the minutes as submitted and the motion passed.

Presentation and Acceptance of Financial Report – Mark presented the financial report. In August, FCR switched accounting services from Elliott Meadows and Associates to FrederickZinc & Associates (FZA). FZA is currently updating financial data into Quickbooks dating back to March 2021. This task should be completed with the next week and FCR should have financial reports thereafter. The Operating Fund balance is \$60,108. The Capital Reserve Fund balance is \$266,546. The Grant Reserve Fund balance is \$38,609. HOA dues will be sent out via email within the next week. Mark is working with FZA to ensure our tax return will be completed on time and that an extension was appropriately filed. Additional work by FZA to bring Quickbooks up to date is anticipated at ~\$1,500. Mark will work to recoup as much of this from Elliott Meadows as possible. James moved and Bobbie seconded a motion to accept the financial report as presented and the motion passed.

Mary Ann suggested HOA dues can be paid even without the HOA invoice. Eb stated that Elliott Meadows and Associates did complete the water invoicing through July as normal and that FZA now has access to the PO Box to collect water invoice payments.

Committee Reports

Architectural Control – Currently have 12 open projects on the Ranch. Ginette Chapman has volunteered to join the committee. The committee will be meeting soon to review the Rules and Regulations per the request of the Board.

Beautification - This committee has no report this month.

Common Property – Great workday on August 14 with nearly 30 volunteers. Sixty logs removed for local wall panel mill. Need two more workdays to finish cleaning up and work on weeds, especially in south meadow. Great work to tidy up around the mailboxes.

Dam - Colorado Division of Water Resources conducted an inspection of the FCR Turner Dam on 16 August 2021. The inspector pronounced the dam, spillway, weirs, and the mechanical apparatus, in good, serviceable condition.

Fire Wise Ambassador – We have received a \$56,782 grant from Colorado State Forest Service for hand mitigation work on 79 acres of common property. We had 35 residents volunteer helping on Spruce Up Day. Firewood is available along work areas. Rapid Response Fire Crew is being supplied with safety equipment and tools.

Front Entrance – This committee has no report this month.

Horses – Horse stables now have 5 horses in residence with 2 horses brought in on August 1.

Lake – The July 4th celebration (which included brats/hot dogs, a potluck, and activities) was a big success; more than 120 people attended. We are considering making this an annual tradition.

Post Wildfire Restoration – SGM has surveyed Dyke Canyon and No Name Canyon because they drain across Falls Creek Main and have continued to have negative impacts. Committee members are meeting with their engineer to look at proposed plans and options for long-term solutions. Work will be funded with grant money.

Roads – Main has been regraded prior to the most recent rains and is holding up well. We will continue to touch it up as necessary as we approach the Winter season. Major resurfacing and mag chloride application will occur in Spring. Please keep in mind that speeds in excess of the 25-mph limit create excessive wear on the roads in the form of washboards and potholes. Thank you for helping to protect our roads.

Utilities – Replaced aging fire hydrant on Dyke Canyon Road as part of last year's fiscal capital budget.

Water Supply Task Force – In the process of pulling together our application to the State for getting Well 5 approved for production and connection to our distribution system. The team will meet soon to finalize that process.

Ranch Manager Liaison Report: Collected bacteriological samples to deliver to SJBH; assisted with new dumpster unload; attended two webinars to maintain water operator training units; water and road maintenance; researching 1,000-gallon tank to create our own water truck; performed quarterly tank inspection; worked on all record compilation to ready for sanitary inspection from Colorado Department of Health and Environment.

From Ray: As many here at Falls Creek Ranch are aware of my wife Nancy had taken a bad fall late July fracturing her knee, she has had surgery and is recovering well. We are very grateful to Falls Creek residents who have given contributions to help us through this time. Thank You for all that you have done for me and our family.

Old Business

- **Solar Installation for FCR Maintenance Shop and Treatment Building #2.** James presented the option for the installation of two solar arrays on the maintenance shop and well #2 treatment building (corner of Oakcrest and Main). The two installations would cost \$14,307 and \$12,090 and have an investment return period of approximately 13 and 19 years respectively. Solar panels are guaranteed for 25 years so free electricity after the return period. General discussion was held regarding payment method for the installations

and the Board agreed to hold a town hall meeting to inform the membership of the proposal before any vote of the Membership is held.

- **LPEA \$15,000 contribution payment to bring power to our two water towers.** Paulette and Eb presented the issue of our current solar system on the two water tanks which power the radio/SCADA system for our water system. The two solar systems were installed in 2004 and the radios which power the system are obsolete. To install and power new radios would require doubling the size of the solar system. The cost to install new solar panels and batteries on the water towers would be in the region of \$15,000. Alternatively, contributing to the current Visionary power installation to the water tanks would negate the requirements for new solar panels and allow FCR to install a bubbler system in the water tanks to prevent the buildup of ice in the tanks during winter months. General discussion was held about the benefits of contributing to the electrical power line install and how it would cost FCR a great deal more to do it without the Visionary project. Mark moved and Bobbie seconded a motion to approve the contribution payment of \$15,000 to LPEA. The money will come from the Capital Reserve account since it is replacing capital equipment. The motion passed.

New Business

- **Institutional Memory ad hoc committee.** Discussion was held on establishing an Institutional Memory ad hoc committee. Mark explained the value and process of institutional knowledge and the assistance to the Board's actions. The Board will inform the Membership about this proposed committee and seek volunteers to assist with its formation.

Announcements

LPEA will run electricity to the ridge (near Bryant lot) and the two water tanks for the Visionary project hopefully in the next 2-3 weeks.

HOA annual dues will be sent by email to the Membership in the next week.

The Board is working on replacing the newspaper tubes in the next few months at the mailbox area. Some are broken and we do not have enough for the entire Ranch.

A friendly reminder that no construction materials are to be placed in the dumpsters.

Car pass hangers will be removed on Saturday morning (August 28) for those who have not yet removed them from their newspaper tube.

Marge would like the Board to respond to her request invoking Covenant 26 regarding the installation of 4G LTE with the Visionary equipment install. Paulette confirmed that 4G LTE is not being installed as part of the Visionary project and will follow up with Marge after the meeting. Eb confirmed that the old and new radios for the SCADA system do not use 4G LTE and have been in place on the water towers since 2004. No new equipment has been placed on the water towers in the past year.

Calendar of Board Actions:

Next Meeting/Adjournment: The next Board of Directors meeting will be held on Thursday, September 23, 2021, at Paulette Church's home at 6:00 p.m., and via Zoom.