

Falls Creek Board Zoom Meeting Minutes November 18, 2020

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

Approval/Changes to the Agenda: Tom Jones requested to move Old Business ahead of New Business. He notified David Hardy. There being no objections, the rearranged agenda was approved.

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

Open Period Comments from Residents on Items Not in this Agenda: None

Announcements: Thanks to volunteers for

Halloween Hoopla: Jenny Bell Holman noted that Lea Ann Vincent helped her out with the Halloween Hoopla. She made all of the fabulous Scavenger Hunt displays! I believe Paige Mackenzie, Brigid Walsh, and Clyde and Paulette Church helped Joan with the food portion; that was an enormous help!

Community Orchard: James Grizzard thanks Chris Heine, Mary Grizzard, and Clyde Church, among others, for their help with the orchard, which is now fenced and fully planted. Harvest can occur next year since the trees are so large. James is asking for special donations to Falls Creek for the orchard to help cover the cost of the orchard since he has paid for everything so far.

Community Garden: Sara wrote: It was a lot of work to get the FCR Community Garden started but the timing was right since most of us stuck pretty close to home all summer. Even though the very first plants and seeds got planted relatively late on July 1, we had a decent harvest. We are excited to do some minor expansion in 2021 but are somewhat limited by our water supply. The garden continues over the winter months with the garlic in the ground for next season.

Thanks to all the garden members and volunteers for their efforts. It is too hard to name everyone individually as some donated time, expertise, financial donations, equipment, an outhouse, a shed, etc. I love all the wonderful feedback the garden gets from FCR residents...old and new. We have declared the first season a wonderful success!

Seeding and Mitigation Work Session: Chris Heine and Phil Boroff thanked their 24 volunteers who raked, planted seed, mulched, hauled slash, and helped with our final mitigation morning work session. Clyde and Paulette Church hosted lunch on their deck, serving sloppy Joes, bags of chips, bagged oatmeal cookies, and beverages. Volunteers included: David Hardy, Don Henry, Nancy Henry, Kent Norgren, Leslie Seehuus, Warren Seehuus, Mary Ann Bryant, Barry Bryant, Mark Smith, Dan Peterson, Mary, Gilbert, Peter Conley, and Clyde Church.

Dam Weeding and Seeding Work Session: Scott Southworth wrote, "A special Thank You to the many volunteers who helped with Lake and Dam Maintenance this year. During our recent workday we worked to control weeds on the dam and in the spillway

and reseeded the surface of the dam. The Lake & Dam are in great shape and are ready for winter. Think Snow! This group also had lunch with the other Ranch volunteers on Church's deck.

Approval of Previous Minutes – For the October 28th Board Meeting, James moved and Elaine seconded a motion to approve the minutes as submitted. Motion passed.

Acceptance of Financial Report – Les reviewed the financial report. Operating Fund is \$168,441. Grant Reserve is \$38,106. Capital Reserve Fund is \$308,387. We are still waiting for the Annual Financial Report from our accountant and have made a second request for it. Terry moved and Elaine seconded the motion to approve the financial report and the motion passed.

Committee Reports:

- Fire Wise Ambassador – No report
- Post Wildfire Restoration – No report
- Architectural Control – 14 open projects; Reminder: Contractors may smoke only in their own vehicle or in a building. Do not put cigarette butts on the ground.
- Front Entrance – Surveys sent out; please return by 11/15. Survey is closed and they got 92 responses, which is great participation. The committee is reviewing the responses. An overwhelming number of residents said the most important thing to communicate at the entrance is that this is private property. There is no budget for this project but there will be a proposal or proposals brought forward over time and the project may extend into the next fiscal year.
- Common Property – No report
- Horses – No new business
- Road –
 - They have finished culvert work on Mason Cabin; grader malfunctioned, caught on fire but Ray quickly extinguished; getting grader repaired but in meantime will be using the Dodge truck to clear roads which is faster but not as thorough so please drive carefully. Please review the 2020 FCR Winter Snow Removal Plan & Guidelines that were sent out. Both gates are open and we need to yield to those going downhill due to difficulty stopping going downhill on icy/snowy roads.
 - Mark Smith reported that the road grader has been taken apart and the estimated amount the Board approved was not to exceed \$75,000 is not enough. They found more parts that need replacing. Wagner now estimates the cost to be less than \$81,000 including tax. The funds would come from the Capital Reserve Account since it is an equipment replacement cost and we have the funds on hand, reported Les. Operating funds are for maintenance only and this is a complete rebuild. It was noted that we will have to rebuild the account so we can do our other scheduled replacements. This rebuild should hold for 10 to 15 years. The newer graders have emission equipment problems, which makes the older model more desirable. James reported that a new grader would run around \$200,000, so this is the most affordable way to proceed.
 - We do need to address the rodent situation and damage caused to equipment stored near or in the Machine Shed soon. We use the grader very lightly compared to most users so the 15 years may be conservative. Mark will get back to regarding the sales tax to be paid on the re-build. James moved and Terry seconded a motion to approve up to \$85,000 including sales tax. The motion

passed.

- Ed Killeen reminded the Board that people are not adhering to our speed limits, which is a safety concern with the increased traffic. The Roads Committee tried asking people to slow down, then they added two speed bumps which was very unpopular. The Roads Committee would like to purchase a solar-powered speed limit sign that would flash LED bulbs to let drivers know when they are exceeding the speed limit on the long downhill section of Falls Creek Main. They are working on placing one or two signs and are reaching out to neighbors near Main who would be most affected by the lights flashing. They want to keep down the dust and make the road safer for walkers, bikers, and runners. We could rent a sign but that would be temporary. They cost about \$2,500 each and use solar power. A resident asked, "Could we have a radar gun to clock speeds at random times with fines issued?" If the Ranch voted to have a fine schedule then the Road Committee would work on an enforcement plan. It was asked if the sign would record a photo of a vehicle with speed showing. Ed said they can record every vehicle speed to determine how frequently the speed limit is exceeded. However, we would need enough bandwidth to record time, date, and speed but there is no camera in the one they are suggesting. It was noted there are dozens of contractor trucks and several delivery trucks coming in and out every day and many violators will not be residents. We do need to let everyone know we are planning to enforce our speed limits. Another resident said as a resident on Falls Creek Main, he noticed that most people are paying attention but there are a few who are not. He would like to begin by reminding people and not by fining people. A frequent walker said that people do respond and slow down when they see people on the road. The Board asked the Roads Committee to continue to work on a proposal for a sign and the committee will talk to neighbors regarding the placement of the signs after speaking to those who live along the road. The Board can approve the purchase according to our Bylaws. The Road Committee may have enough funds to purchase the first sign in their current budget.
- Utilities – No report
- Water Supply Task Force – The flow tests for new Deer Trail well were completed and the committee believes it will be viable. Next, they need to confirm what water quality tests are state-required, and they will conduct periodic testing over next few months. If the well is approved, they will begin the construction process to connect it to the water distribution system next summer. Replacement well #2 is not viable so the Ranch will consider other options. James Glover reported there were problems with well #2 due to the gel used but it could be mitigated and become useful in the future.
- Lake Committee – no report
- Dam Committee – no report

Ranch Manager Liaison Report –

Ray collected bactis and delivered to San Juan Basin Health; completed spillway tasks; installed new FCR Main & Mason Cabin culvert; extinguished fire during Road Grader incident; attempting to control rodent infestation of GMC/ Backhoe and ranch house; began clean up of equipment shed which will continue this month.

Old Business

Outdoor Wood Burning Fire Survey – Paulette Church

Only 48 respondents to date so Paulette asked more to take the survey and add their voice. We are currently at Moderate Fire Risk.

Entrance Committee Survey Update - Jesse Killeen covered in committee report

Update on Internet Improvement - Terry Greiner

Approximately 20 members participated in the discussion regarding proposed internet service to be provided by Visionary. Members voiced several concerns regarding placement of equipment, impact on residents, lack of details from the Board, the need for membership or a Board vote. Other members shared their support and their research resources regarding pros and cons of this level of technology to provide greater internet service to the Ranch. The Board explained discussions and negotiations with Visionary are still ongoing so there is no confirmed, final proposal or timeline as yet. The Board agreed to contact Visionary to obtain more answers to questions and schedule a follow up Zoom meeting with Visionary and members very soon to allow further discussion and member input.

Bear Proof Dumpsters –James Glover

James shared his screen to show the type of bear proof dumpster he was proposing that Falls Creek purchase since Waste Management cannot purchase them for their suppliers. The problem is the snap hooks that people don't always close and bears can get in and scatter garbage over a wide area for someone to clean up. Some people are having difficulty getting the doors open. James looked at the cost savings we would have if we own our dumpsters with bear-proof automatically closing lids that Waste Management would still service. Les said the financials look good but he would like time for analysis. Paulette will ask Ray to change out dumpster lids. There was no objection to removing one trash and one recycling dumpster in January and consider purchasing one new bear-proof dumpster as an agenda item next month.

New Business

Discussion of Picnic Area – Ceci McQuinn

Ceci presented a map of the changes she suggests to the picnic area. She wants to bring in dirt to level the picnic area and then seed it with low-grow grass seed and mulch. She would like to use logs to block off the parking area, which would accommodate about 10 cars with a few more on Starwood or Main. A log would keep cars from driving into the walking pathway and logs could denote the one access road north of the picnic area for access to the Community Garden. Some of the items in or near the garden are planned to be removed before winter. The water trailer was donated to Falls Creek Ranch and there is room to store it at the machine shed for the winter. When we have the Annual Meeting or large events, the logs will need to be moved to provide access for those bringing in tables, chairs, food, ice chests, and such

and then closed. No objections were raised to the proposed plan and there are funds for the seeds and dirt available for leveling.

Discussion of Trails – Paulette

We had a proposal to adjust an existing trail that currently goes over a lot on which a home will be constructed this spring. Work was stopped on the diversion with plans to complete it this spring after the home site and driveway is staked. No new trails are planned at this time. Justin Poehnelt has mapped our Ranch internal trails. There is concern regarding adding trails close to homes. We do not want to encourage people to come onto the Ranch and trespass. One resident said he has no problem improving trails or realigning trails when needed but maps will get out and the general public will want to use the trails.

Calendar of Board Actions: November: Distribute winter road rules to membership (Roads & Secretary); December: Review Insurance Policies for updates/ renewals (Vice President)

Next Meeting/Adjournment –Dec 16, Wed. 6 via Zoom –

December 2nd is possible date for a Board Work Session to discuss draft Visionary Proposal and draft Easement Agreement .