

Falls Creek Ranch Association, Inc.

Board of Directors Meeting

February 24, 2021

Announcement: Please contact Paulette Church if you are interested in running for the Falls Creek Ranch Board for a 3-year term beginning August 2021.

Call to Order and Roll Call - Paulette Church, Terry Greiner, Elaine Ehlers, Les Lynch, James Glover were all in attendance

Approval/ Changes to the Agenda: Request to add reconsideration of the electronic sign vote and an update on the inundation map under Old Business was approved. Request to add moving Falls Creek records to the cloud under New Business was approved. Request to add an Executive Session to address a water bill error, accounting contract, and a boundary adjustment request was approved

Board Member Survey for Conflicts of Interest with Agenda Items - None indicated.

Open Period Comments from Residents - None.

Approval of Previous Minutes – for 1/27/21 meeting - Les moved and Terry seconded the motion to approve as emailed. Motion passed.

Presentation and Acceptance of Financial Report -

Operating Fund Balance-\$187,247 (+\$12,708)

Grant Reserve Fund Balance-\$38,107 (no change).

Capital Reserve Fund Balance-\$242,733 (+\$5,720).

Operating account is up primarily because mid-year assessment payments are coming in.

Water fees were transferred to the Capital Reserve Account.

Received the year end financials from our accountant and are making corrections and providing updated information on the Schedule of Repairs and Replacement List as well as Notes 8 and 9. Also received statements for October - December 2020. January statement will be posted on the website.

Terry moved and James seconded the motion to accept the financial report and the motion passed.

Committee Reports

Fire Wise Ambassador – Meeting with representatives of new local timber mill in March to negotiate harvest of marked trees on southwest side of the ranch for 2 years, beetle trees and feasibility to harvest additional trees from overgrown areas. Grant funds available to help. Still in our Exceptional Drought / most severe category. All invited to use this link to video produced featuring the mitigation work/ success of FCR in 2018: <http://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA-success>

Architectural Control – No report

Beautification/Entrance – No new business- will be meeting the end of this month.

Common Property – No report

Horses – No report

Lake, Recreation, Beach, and Dam – Dam continues to be in good operating condition; water is flowing through spillway at 0.15 cfs, i.a.w. downstream contractual agreements for winter. James Glover is communicating with CDWR and preparing an inundation map i.a.w. state requirements.

Roads- Ray has been busy plowing snow, clearing slush, filling potholes; plans to regrade and smooth Main when weather conditions allow; in Spring – will add to road base where necessary, watering, grading, rolling and applying Mag Chloride likely in April depending on weather; 2nd entrance to dumpster area has been reopened so Waste Management can turn around in the snow; Gravel will be put back in place around mailboxes and dry hydrant areas when snow gone.

Utilities – no new report

Water Supply Task Force – Nothing new to report

Post-Wild Fire Recovery Team: No report

Falls Creek Garden: They have just a few garden plots available this year so contact Sara Carver soon to reserve one.

Ranch Manager Liaison Report Summary: Tasks performed this month: Collected bactis and delivered to SJBH but because of health reasons requested to notify a resident to schedule a time to help collect; assisted in running well #4 to confirm pump and motor still operational, oversaw and drew water samples needed to test a new well and delivered to labs; replaced meter register on Lot No. 36; performed a restart; finished welding a skid plate to wing of road grader and other maintenance necessary; plowed and continue to plow snow; closing out records for 2020 to submit to state; preparing for Sanitary Inspection this summer; restart on connections for Lot 30 performed; turned on water service on Lot 35; collected and submitted data needed for insurance on the Ranch House and Equipment Shed; fueled, greased Dodge and grader to ready for next storms.

Old Business

- Tennis/Pickle Ball Court Proposal- James Glover

James asked the membership for pledges to help rebuild the court. He has \$8,000+ from Shed and Dumpster Tennis Club and will need another \$10,000 to get it repaired and painted and much has been pledged. The Tennis Committee met and they believe they have enough pledges to cover the cost. They also propose having people schedule its use through the National Tennis Association scheduling program. This committee and Common Property favor making it available to all residents and their guests, not a membership with annual dues as in the past. Their request is to have \$15 per lot be set aside into the Capital Reserve Fund every year to be used every 10 years or so for repairs and upgrades using those funds. They have drawn up a Memorandum of Understanding regarding management and funding for the Board's consideration next month and annual allocation to be included in the budget for next year at the Annual Meeting. James shared the MOU with those in attendance. The court would be painted for tennis and pickle ball. It was suggested that it be made available for basketball as well for more users. Liability for the tennis court is included in our new general liability insurance policy. James will get a formal proposal with endorsement from Common Property for the Board.

- Visionary Vote and Update – Paulette Church

Sent out the vote results to the Ranch. We had 90 lot owners vote, 80 were yes votes, 10 no votes and 10 did not vote, which count as no votes. Therefore, the proposal and easement were approved and we will move forward on the contract.

- Solar Energy Proposal for Ranch Buildings- James Glover

This proposal is for solar electric for our well pumps and mechanical shed. To get federal tax credits we would need to form an LLC to receive the 25% tax break. There are various ways this could be done. James has a committee to help him with the proposal. Solar Barn Raising is a possible affordable installer. He is willing to fund it himself so the Ranch can benefit from the tax credits. The Ranch could pay him back from Operating Funds, using savings on electrical bills as part of the pay back. Building a solar garden that generates much more than we use may be a better long-term option with the new national administration and with changes at LPEA. Les Lynch, Elaine Ehlers, and Barry Bryant are willing to work with James on the solar proposal. Solar can be on the ground if the roof doesn't work. A solar garden on Common Property would require a vote of membership as a change of character. Consensus was to move ahead to study options and benefits available. Focus is on electricity for the pump houses and wells and the Maintenance Shed.

New Business

- Request to Reconsider the Vote for the Electronic Speed Sign - Paulette

Paulette requested that we reconsider the vote last month until the Road Committee reaches consensus. This will allow time for the Entrance Committee's recommendations. We need to post standard metal speed limit signs at our entrance. Should note the speed limit is 15 everywhere except on Main. Terry moved to rescind the vote but retain the funds for signage, noting the addition of these electronic signs would need a vote of the membership. Les seconded the motion and the motion passed. We also need to paint the old wood signs with reflective paint and repair them. We can auction old road signs off at Annual Meeting to cover cost of new signs. Elaine and her son will paint them and rebuild specialty signs for speed limits to be posted.

- Inundation Map Update - James Glover

James is working with the Water Resources Department staff to redraw our Inundation Map with input from Scott Southworth, Michael Morton, and Clyde Church to help with addresses and other information. James can take the Water Resources data and finish the maps and it looks like we can save about \$10,000 from the original quote. Will be done by early March.

- Ranch Liability and Property Insurance - Paulette and Terry

Paulette contacted State Farm Insurance since our previous insurers did not agree to renew our liability and property insurance policies. Terry worked with Mountain West, our former agency, and James worked with Farms Insurance. Mountain West found one insurer who wanted \$64,500 to insure property with \$50,000 deductible on the ranch house, garage, and maintenance shed. State Farm could provide all the insurance we need as they have a commercial department. We added the brush cutter, Kabota, Volvo front-end loader, Caterpillar grader, chipper, air curtain burner, and snowplow and sander for pickup truck. Our saving with the new provider is \$71,134 with 1% deductible on property and \$1,000 on liability. We saved \$3,492 over payments two year's ago with increased coverage. Terry moved to approve the change to State Farm for Liability and Property Insurance and Elaine seconded the motion. Motion passed.

- Moving Ranch Records - Terry Greiner

We can now establish one account for records and another account for ranch phone and contact records. These would be on a Google Documents cloud account. You have 15 GB per account so

all Ranch records could be scanned and saved on the cloud and would be searchable. One new account needs to be records@fallscreekranch.org and the other directory@fallscreekranch.org. This would be more secure than on a personal computer as it now is. Cost is \$1.50 per account to set them up. There were no objections to creating these accounts and moving information and documents to them.

Executive Session

- **Water Bill Error**
- **Accounting Firm Contract**
- **Request to Move Boundary**

Calendar of Board Actions: February: second half of annual assessments due (Treasurer/ Bookkeeper); Submit new insurance policy information to Webmaster for website (VP/ Secretary) ; **March:** reminders for late assessment collection (Treasurer); schedule /plan annual ranch FireWise day; Send email to membership regarding need for new BOD members (President); remind membership that bears coming out of hibernation and distribute “bear aware” information

Adjournment into Executive Session

Next Meeting: March 31, 2021 at 6 pm

Respectfully submitted by Paulette Church

Approved by Board of Directors, March 31, 2021