

Falls Creek Ranch Board of Directors Meeting Minutes
April 28, 2021

Call to Order and Roll Call - All Board members were present: Paulette Church, Terry Greiner, Elaine Ehlers, Les Lynch, and James Glover

Approval/Changes to the Agenda - One item was removed from Old Business concerning the picnic area. Item added to Old Business concerning tennis courts. Item was added for the Entry Committee to New Business. Executive Session was added to discuss Board member candidates, security, and High Meadows issues.

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

Open Period Comments from Residents - It was asked when the front gate would close for the season, and it was suggested to ask Mark Smith later in the meeting.

Approval of Previous Minutes – For the March 31, 2021 BOD meeting - Elaine moved and Les seconded a motion to approve the minutes and the motion passed.

Presentation and Acceptance of Financial Report - Les reported that we have \$187,624 in Operating, a decrease from March of \$8,452. Grant Reserve Fund is at \$38,107 with no change. The Capital Reserve Fund is at \$256,791, with an increase of \$11,600 primarily due to water transfer fees from the Operating Account.. All lot owners are now current on their HOA Assessments. Terry moved and James seconded a motion to accept the financial report and the motion passed.

Committee Reports

Fire Wise Ambassador –Finalizing plans for the annual Wildfire Preparedness Day meeting Saturday, May 15th from 8:30 to noon with potluck following; paper leaf bags will be available for your pine needles etc; pursuing a new 3 year grant for major harvesting of logs where trees are too crowded.

Post Wildfire Restoration – No report

Architectural Control – Currently 12 open projects

Front Entrance – Reviewing options for signage on the front gate, have opened up communication with the Roads Committee to create a more uniform look for future signage; meeting in June re: upcoming annual meeting.

Common Property – No report

Horses – Busy cleaning pastures of tree branches, repairing fences and harrowing; new outdoor arena is set up.

Road – Mag down - roads are smooth; Ray did a fine job coordinating all the road building Spring work and thanks to all for accommodating our Mag crews; continue to watch out for hikers, bikers, and children, etc on the roads! **The Board thanked the committee and Ray for the excellent work on the roads this year.**

Utilities – Sent out Annual CCR reports to members attached to April water bills; soliciting bids for repainting water tanks this spring; planning to conduct fire hydrant flow test this spring.

Water Supply Task Force – Tested water quality on new Well 5 with results expected in May; expecting the State to require at least one more quarter of testing in late July, therefore until final approval no further work during this fiscal year; will submit our preliminary budget projection for remainder of this year as well as next year's expected work soon; monitoring all well functions during the next year before doing any further rehab work on Well 2. Dam- Submitted a dam operations budget for the next fiscal year; also Scott & Michael are updating Turner Reservoir Emergency Action Plan which will include the new Turner Reservoir's inundation map; opening of the sluice gate allowed water outflow of 0.25 cubic feet/second (CFS) in accordance with contractual agreements; anticipating that we will soon observe the spring overflow across the spillway.

Lake – Acquired new furniture; will be receiving 800 Rainbow and Brook Trout (reminder: flies and lures only; one trout / day limit but keep all the bass you want); 1 paddle board slot and 1 kayak /family; shop bathroom is available while at beach/ lake but we need someone to regularly clean the shop bathroom so contact Jenny Holman @ (406)461-4496 with recommendations

Ranch Manager Liaison Report - Bacteriological samples are collected monthly to remain in compliance with the state dept. Fecal and coliforms are not present during the months of January and February. Due to health concerns, I have requested and received an updated phone list. This will allow me to notify a resident that a sample is needed and we can schedule a convenient time to perform the task in a safe manner.

Removed the sander and plow from D edge to make ready to assist on road project. Once the task is complete will have new street tires put on.

Removed the wing from the road grader, greased all fittings, ordered fuel for summer.

Half of March and half of April dedicated to spring roads and make ready for Mag Chloride application.

Laid down approximately 36 loads of road base to needed areas within the ranch. The drops were placed in accordance to schedule. Conditions are very dry so much effort spent on keeping roads moist

Consumer Confidence Reports have been completed and sent to Utility Manager to be distributed to all residents.

A new 1-inch pump was purchased for the lake, it was traded to fire mitigation trailer which had a 2-inch pump. Both sites operating very efficiently.

Made plumbing repair at equipment shed and turned water on for the rest of the summer.

New Business

- Improvements to maintenance shed bathroom and cleaning contract - Paulette
Instead of renting a Bob's John for the lake area or picnic area, the decision was made to clean and refurbish the existing rest room at the Machine Shed. It could be used by those from the lake to the picnic grounds. We are seeking a cleaning crew that could do the initial deep clean, determine if we need to replace the sink and/or toilet, and then contract for a bi-weekly cleaning through the summer. It does have damage from freezing pipes, so we do need to add insulation and perhaps a small space heater before fall to keep the plumbing above zero and then turn off the water in the winter. We will rent a Bob's John for the Annual Meeting July 10, and the Firewise Meeting May 15. The Lake Committee budget will cover the weekly cleaning cost for rest room during the summer.
- Ratification of MOU regarding access to north water tank- Paulette

The version of the MOU approved at the last meeting was not clear as to the maintenance and snow removal for the new access road which will become a driveway when building begins on lot 83A. That is clarified in Version 4 that was approved by an email vote. Paulette noted that we need to determine where the main water line goes as it will be under the new driveway. Eb has found a company in Colorado Springs to use ground penetrating radar to determine the actual location of the large pipeline to protect it. James can get a second quote from a company in Albuquerque. Ray has been included to discuss snow removal from the turnaround. Les moved and Elaine moved to approve of the revised MOU and the motion passed.

- Request for approval of grant applications to treat 287 acres over the next 5-6 years. The 2021 CSFS FRWRM grant to treat 79 acres (50% match, \$22,713 cash and the balance volunteer hours) with grant for \$90,850. The 2022 SFA WUI USFS grant to treat 208 acres (50% match, \$45,000 cash and the balance volunteer hours), with the grant for \$201,154. Each grant has 3 years to complete and will probably overlap. - Paulette asked for the Board's approval of the cash match amounts for both grants. She answered questions concerning the type of fire mitigation work we would be funding and the types of volunteer hours that can be counted toward the match. Les moved to approve both of the grant applications with the Ranch cash and volunteer hour matches and Terry seconded the motion. The motion passed.
- Annual Meeting Planning – Elaine Ehlers

James, Paulette, and Susan Morton met with Elaine to plan for the meeting. We need the budget requests from all committee chairs soon so we can finalize a budget by the end of May. Annual Meeting will be Saturday, July 10th. Eb requested a year-to-date set of financials for Utilities so he can complete the budget request and Paulette said she would request it immediately for him from our accounting firm.

- Entry Committee Sign Proposal - Jessie Kileen
- The sign proposed is to serve as a stop gap at the front gate. It would fit over the one gate that is closed in the summer. It has the name of the ranch, no trespassing, not a through road, and no camping. It lists the speed limit as 25 MPH. It was designed to use the font style that Charlotte used on the old road signs. There was a suggestion to list the speed limit as 15 MPH since all the roads but Falls Creek Main are at this limit. Suggested to read 15 MPH except where noted. Les moved and Elaine seconded a motion to approve the sign wording and layout since we don't know cost. Motion passed. We will need to vote on the expenditure with an email vote when there are at least two quotes.

Old Business

- Ratification of trail between Ponderosa Park and Deer Trail – Mark Smith The trail currently goes through a lot that will be under construction next summer so it needs to be moved. Mark had shared maps with neighboring lot owners and they approved the new route. However, questions have come up regarding the new route and its steepness. Jessie would like permission to begin moving the trail off their lot in preparation for building their home expansion. Susan asked about the trail change and Mark offered to walk it with her next week. Members need to know before changes are made. Terry moved and Les seconded a motion to ratify the re-routing of the trail with input from the neighbors and the motion passed. (Note: We do not have a trails committee and only the Board can approve a change to an existing trail or the construction of a new trail with input from membership. At this time, only trails that cross individual lot boundaries and must be moved are under consideration for adjustments.)
- Tennis Court Update - James Glover

About 1/3 of residents have donated and it looks like we will exceed the minimum needed to repair and rebuild the court. New donations are at approximately \$13,000 to do all the work needed. They will have above \$21,000 for the project with the \$8,300 from the former club. Project will begin soon.

- Update from Visionary - Paulette

Paulette has not heard from them recently. Elaine has the StarLink System and it works for Internet but doesn't work for Zoom. It works if you have good views to the north or it will cut in and out. The Visionary technical team met with all those near the new antennas. Paulette asked them to measure the amount of radio waves before the installation on the ridge and then measure what it is after with professional equipment. Marge Rebovich said that the engineer said that it would penetrate their home. She and Bill would like a statement from the Board that their safety will not be compromised or jeopardized by this installation. Paulette will follow up with Visionary to have the correct data shared with residents near the installations and the Board before installation begins.

The Meeting Adjourned and Board went into an Executive Session.

Calendar of Board Actions: **April:** Begin budget planning (Treasurer/Board/Committee Chairs); CCR due for water systems (Utility Chair); Annual Meeting preparation begins (Secretary); Schedule/plan annual ranch cleanup day (Firewise/Common Property Chairs) – **May:** Conduct & submit Ranch Manager written performance evaluation (Ranch Liaison); Finalize & approve draft budget (Treasurer/Board); Finalize all components of annual meeting packet (Secretary); Identify potential BOD nominees (Board)

Next Meeting/Adjournment Wednesday, May 26 at 6:00