

Falls Creek Ranch Association, Inc. Board of Directors Meeting Minutes

Wednesday, March 31, 2021 at 6 p.m. via ZOOM meeting

Call to Order and Roll Call - All Board members were present: Elaine Ehlers, Terry Greiner, Les Lynch, James Glover, and Paulette Church. Also in attendance were members Mary Ann and Barry Bryant, Eb Redford, Bobbie Baird, and Marge Rebovich.

Approval/Changes to the Agenda - None made

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

Open Period Comments from Residents - No comments

Approval of Previous Minutes – for the 2/24/21 meeting - Elaine moved and Les seconded a motion to approve the minutes as emailed and the motion passed.

Presentation and Acceptance of March Financial Report - Les presented the monthly financial report. Fall Creek has \$196,076 in Operating Funds (up about \$8,829), \$38,107 in Grant Reserve (unchanged), Capital Reserve has -\$245,192 (+\$2,500 due to water fee transfers). We have received our annual financial statements. Terry moved and James seconded a motion to accept the March financial report and it passed.

Presentation and Acceptance of 2020 Financial Statement – Tommy Meadows reviewed the Draft Financial Statements for Fiscal Year 2020. He accepted questions from Board members and attendants. He explained that when an asset is purchased that is not a replacement then it is paid from the Operating Funds and transferred to the Capitalized list. The full water system is not listed on the Schedule of Repairs and Replacements, just components of the system. The possible replacement of the system is in Note 5 on the Financial Statements. Tommy asked Eb to provide the estimate of full replacement for the water system. Mary Ann noted that FCR needs to create a long-term plan to build up our reserves to rebuild the distribution system in the future when needed. She noted we are on the list for a state-funded potential loan and would need to completely separate our water system income and expenses from our other funds for FY 2021 or FY 2022. It could possibly be handled as a fourth column in our financial statements. Les moved and James seconded a motion to accept the FY 2020 Financial Statement and the motion passed.

Announcements:

Open Board Positions:

To date Mark Smith and Jason Singh have submitted their candidacy for the Board. There are three positions now open since Les Lynch will not be completing the final year of his term. We have a one-year term, a two-year term, and a three-year term to fill. Officer positions open are Vice-President, Secretary, and Treasurer. If you decide to run, please send a brief note about why you would like to serve on the Board and a resume including education with work and volunteer experience the past 10 years.

Praise and update for the Road Committee and Ray: Ray has put in hours to remove chuckholes and prepare the roads for new gravel and mag chloride application in April. He

has also improved the depth of the bar ditches to carry rain and snowmelt away from the road and into our drainage ditches. The Roads Committee has kept the Ranch informed of their work and plans so residents can work around the equipment safely and be aware of the application of mag chloride to avoid it when fresh. Work done and communication has been excellent.

Horse Committee

We would kindly ask cyclists who pass through the horse stable area to slow down or dismount, particularly if the horses are outside their corrals. We had an incident last summer of a horse being spooked by a fast cyclist and it was potentially very dangerous. Trail etiquette between horses and cyclists is that cyclists (and hikers) are to yield to the horse (stop, pull off to the side and let the horses pass). We also ask that if you see us on the road with our horses, that you please slow down and give us extra room.

Be Bear Smart

The bears are out of hibernation and looking for food. While they start out eating grass, they quickly move on and garbage is always a family favorite. Learn more about their habits, bad and good, and ways we can be a Bear Smart community and not attract them to human food but encourage them to go for all-natural, healthy bear foods. Follow this link to learn more: <http://bearsmartdurango.org/be-bear-smart/>

Entrance Committee

The resident survey regarding a new entrance has been completed and compiled by the Entrance Committee. Thank you for your responses to the front entrance survey. The summary report will be distributed to members prior to the March Board meeting. We are currently assessing the signage leading into and at the entrance of FCR. From there we will explore integrated design options using the information you provided as a suggestion guide and reference. We will be certain to keep you all in the loop and look forward to a collaborative, effective and beautiful outcome. Also, if you would like to review the report created from the 2020 security guard's notes, please email Don at donald-henry@utulsa.edu. Any other questions can be sent to jess@eatqb.com.

Fraudulent Unemployment Claims Filed

Several Ranch residents have reported receiving packets from the Colorado Department of Labor and Employment regarding an unemployment claim with a debit card that's soon to follow. These residents did not file a claim, someone filed a claim in their name with their address and social security number. If you receive one, please notify the CO Department of Labor on line and the bank that issued the debit card to close it, don't activate it. Also, watch your credit cards to see of any unauthorized charges and check your credit report at a reputable site such as creditkarma.com to see if any cards have been opened in your name. You may also notify the Durango Police Department but I know they have had hundreds of local reports. It may be foreign hackers or someone in the US but they are fraudulently claiming unemployment funds in the hundreds of millions of dollars. Reporting the fraud is the only way to stop it.

Annual Meeting Date and Time

Our in-person annual meeting will be held on Saturday, July 10th. Check-in begins at 8:30 with the meeting beginning at 9 am. A BBQ and potluck will follow the meeting. Packets will be sent out by June 10th via snail mail and with committee reports by email.

We need a webmaster!

We need someone to update our website on a regular basis with financial information, committee updates, changes to policies, new photos, and perhaps a whole new look. If you could help with 2 or 3 hours a month, please contact Paulette at 970-946-4856.

Committee Reports

Fire Wise Ambassador – We have been recommended for funding to the USDA for a highly competitive national wildfire mitigation \$200,100 grant for fall of 2022. We will have 3 years to spend and Firewise Committee will use our Community Wildfire Protection Plan as a guide to use contractors and volunteers to perform mitigation on difficult to reach areas of the FCR. Our Annual Wildfire Preparedness Day meeting will be in person on Saturday, May 15, 8:30 – noon with potluck to follow.

Post Wildfire Restoration – No new report

Architectural Control – We currently have 9 open projects. ACC's annual reminder for projects has been distributed to all members.

Common Property – No new report

Front Entrance Committee – We are releasing the results of the fall survey on the front entrance. A study has been done on the current signage at the front entrance area. A study is being done this week of other subdivision entrances. We now have a budget to work with.

Horses – Nothing new to report; we kindly ask cyclists to dismount when on trail with horses

Road – We will be grading and adding Mag Chloride to Main beginning late April to early May. Touch ups to Main to remove existing potholes will continue between now – mid April as well as cleaning out bar ditches and culverts. We will be identifying areas along the smaller, 15 mph roads where additional road base is needed. Please observe all speed limits

Utilities – No report

Water Supply Task Force – No new report

Lake Recreation, Beach – no new report

Dam Report – Dam continues to be in good operating condition. Water flow has been shut off through the spillway i.a.w. state requirements. The map is currently under review by CDWR engineers and will be included in the next version of the EAP

Ranch Manager Liaison Report: Tasks performed this month: Collected bactis and delivered to SJBH; assisted with sampling; meter repair work; welded a skid plate to wing of road grader; replaced cutting edge on road grader along with other grader maintenance; plowed snow; updated records to close out for 2020 and updating and compiling records this quarter for summer Sanitary inspection (every 3 – 5 years and this is year 3; reopened south entrance to dumpster area so trash truck could navigate are and road maintenance; meter restart; start water service on Lot #35; collected data on Ranch House for insurance; assisted in running well No. 4 . Upcoming tasks; finish clean up around equipment shed; perform complete service to grader and backhoe; complete CCR's and water classes.

New Business: None

Old Business:

- Tennis Court Update - James has received written approval from Phil Boroff the Common Property Chair for the tennis courts to be operated under their committee utilizing the \$8,300 remaining from the Shed and Dumpster Club plus funds being donated through a Go Fund Me page. Elaine moved and Terry seconded a motion to move ahead to rebuild the tennis court with the \$8,300 plus additional donations and the motion passed. This will be published by the Board to the Ranch.
- Update/ discussion of Internet Improvement Project - Paulette announced that Visionary is coming out tomorrow to review the three proposed locations. Marge Rebovich brought up a continuing concern regarding the power of the antenna which has been contracted by Visionary to be at less than 56 Watts. A contract worker doing repair work for Visionary provided potential new information that will be discussed with the technical team coming to the Ranch with time to meet with those living near the three locations to get current information. She and Bill question the validity of the Ranch vote if the information provided in the Visionary contract with Falls Creek Ranch is not accurate. Two Board members will confirm details with Visionary during their site visit by their technical staff.

Calendar of Monthly Actions: Reminders for the Calendar of Monthly Actions to be:

March: Reminders for late assessment collection (Treasurer); Schedule/plan annual ranch Fire Wise Day (Fire Wise Ambassador); Send email to membership regarding need for new BOD members (President); Reminder to membership that bears coming out of hibernation and distribute "bear aware" information (Secretary)

April: Begin budget planning (Treasurer/ BOD/ Committee Chairs); CCR due for water systems (Utility Chair); Annual Meeting Preparation (Secretary); Schedule/ plan annual ranch cleanup day (Firewise/Common Property Chairs)

Next Meeting/Adjournment: Weds. 4/28/21 at 6 pm as a Zoom meeting. All members are welcome to attend. Committee reports are due on Sunday, April 18 and the agenda will be noticed to the membership on 4/21/21.

Respectfully submitted by Paulette Church.

Approved by Board April 28, 2021