

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

**Thursday, September 22, 2022 at 7PM via Zoom**

**Call to Order and Roll Call** – The meeting was called to order at 7:00PM by President Paulette Church.

Board Members present: Mary Ann Bryant, Paulette Church, Robin Lucie, Bobbie Baird, Mark Smith. Community members present: Eb Redford and Phil Boroff

**Approval/Changes to the Agenda** – No changes were made to the agenda.

**Board Member Survey for Conflicts of Interest with Agenda Items** – Paulette recused herself from voting for two proposed grant submissions.

**Open Period Comments from Residents – 3 minutes time limit** – None.

**Approval of Previous Minutes** – A motion was duly made and seconded to accept the August 25, 2022 Board meeting minutes. The motion unanimously passed.

**Presentation and Acceptance of Financial Report** – Treasurer Robin Lucie reported that the FY 2022 year-end financial report is not finalized. There are still several transactions and reporting changes, including grant reconciliation that need to be made. She will contact our CPA regarding this. Acceptance of the final report will be deferred until the report is accurately finalized. Robin will also confirm our agreement components with our CPA. Robin reported that there are still several members' assessment payments not yet received. Paulette will email a reminder to members for payment to avoid interest penalties. Robin confirmed the employees who were on the latest payroll and Paulette confirmed that these labor costs are expected to trend down through the Fall after the upcoming work days.

It was noted that we have received a \$42,000 grant payment which covers expenses incurred during the last fiscal year. An additional payment of \$21,000 is expected this Fall. Access to the bank accounts has occurred for transitioning Board members; Paulette will contact the Payroll Department to confirm her signature is on file for check-writing.

### **Committee Reports**

**Architectural Control** – We have 14 open (some not currently active) projects on the Ranch.

**Common Property** - Phil Boroff is scheduling more “clean-up” work for October and November. Workdays are already scheduled for Saturday, October 15 and Saturday, November 19. Members are encouraged to volunteer and are reminded to complete your volunteer hours report and submit to Paulette Church for our grants matching funds. Thanks to all who volunteered for the Saturday, September 17 workday and potluck lunch. Any firewood not

taken by members may be offered to local tribes and others in need. Mark Smith will be working with Ray Smith to remove metal materials from the Ranch that can be recycled sometime this Fall.

**Dam** – In July, Colorado Department of Water Resources performed the Annual Safety inspection of our Dam. We recently received this written evaluation which indicates that we have a great Dam. Our Dam is well designed, well maintained & functions exactly as intended. A tremendous asset.

As required follow-up to this safety inspection, the Dam Committee will perform an internal visual inspection on our main discharge pipe using a Pipe crawler/Robot. We are working to select a contractor to help with this task and would like to finish this job before the snow flies. We will also make updates to our Emergency Action Plan & distribute this updated Report to stakeholders.

On Wed 9/14 our Dam Committee met with Representatives of Colorado Department of Water Resources to discuss our rights, responsibilities & obligations as a reservoir operator. We received great input from high level professionals & will use what we learned at this meeting to continue best practices as resource managers.

In every meeting that Dam Committee members have had with Water Resources Staff, Falls Creek Ranch is acknowledged as being the Gold Standard in Dam Management. We have been told that, as an organization, we set a pretty high bar.

**FireWise Ambassador** – No report. See Common Property Report for Firewise project clean-up plans before winter.

**Front Entrance** - Log selection is underway (for the side logs) and those that have been chosen so far are being stored in the slash pile area. Electrical bids are being procured for power source.

**Horses** – All is well at the horse barn. Here is what we would like to report to the community:

1. We have two new horses arriving in October belonging to Karen Yates.
2. We purchased and installed fence panels to accommodate the new horses.
3. We are going to divide the large Southern pasture with a fence, one run east to west, to facilitate rotational grazing, this will be done in October date TBD, we would love volunteers for this project. We plan to rent a post driver from SW Ag in Gem Village and will borrow a tractor.
4. With the new horses we are full and also have one horse on a waiting list.
5. Alix and Jessie are co-chairs of the horse committee.

**Lake –**

- We are in the process of replacing compressor diaphragms for the aerators. Replacement parts are hard to find right now but Mark Smith is working on it.
- September 2, the cleaning crew completed the final cleaning of the equipment shed bathroom for the year. They will start up again next spring.
- We would like to remind residents and their guests that private watercraft are not to be used without the permission of watercraft owners.

**Post-Wildfire Recovery Report –** No report.

**Roads –** Thank goodness for this rain! The roads are benefiting from the rain in a big way. We are filling the major potholes as they develop, but the surfaces are holding up well.

We have installed two speed humps which are designed to be a non-issue at 20 mph. Thank you all for reducing your speed on Main. It makes a big difference in quality of life for the people living along Main and it is a real help in keeping the road from deteriorating. The Road Committee has received quite positive feedback from many residents already.

There will be stop signs installed at Starwood and at Dyke Canyon. Please use these as a reminder to slow down at those points. Each morning and evening as the contractors and service personnel come and go the traffic and speeding through those intersections is both dangerous and extremely rude. The intent of the stop signs is to mitigate that issue to a reasonable level. If the stop signs don't do the job, they will be replaced with two additional speed humps.

**Utilities –** Eb reported on the status of Well 4R. Timberline Electric is scheduled to work on the Ranch the first week of October. They will be installing the SCADA system for Well 4R and upgrading other aspects of the data system during that week. They will return at a later date in October to complete the work on the lower water tank in coordinator with the work being done by Visionary for electric and LPEA meters. Eb has also contacted Clint Brooks to make a slight adjustment to the new valve at the upper water treatment building.

**Water Supply Task Force –** Work continues on Well 4R as described in the Utilities Report. We need to get the yield report and water flow reports done by mid-October per State requirements. The team met recently to review future planning options in the Falls Creek drainage and any related legal issues. We have a meeting scheduled with our water attorney in early October to discuss these issues.

**Ranch Manager Liaison Report -** During the past August-September work period tasks performed have been:

- ❖ Collected bactis and delivered to San Juan Basin Health before the 15<sup>th</sup> of each month.
- ❖ Annual Monitoring
- ❖ Vacation
- ❖ Assisted Kern with mitigation
- ❖ Roads
- ❖ Heater
- ❖ New Well 4

Performed annual Monitoring sample collection and delivered to Green Analytical.

Was unable to take vacation due to weather and work schedule. Monsoon season is yielding good moisture. It is a time where moisture is used to prep roads for winter. Have been unsuccessful communicating with the contractor performing low flow crossing at Dyke Canyon and Main and culvert on Upper Main projects; keep getting false info on his schedule. FCR has no more utility conflicts and FCR has provided all locates and other obligations to perform these tasks whenever contractor can complete the job. Helped Kern and crew on mitigation in the upper meadow.

Put 6 loads of road base down on Dyke Canyon and Bear Scat completing FCR ditch work for Visionary Internet. Still need some backfill at tank site.

Was able to work Main and top of Oakcrest with road grader will continue to work the roads to prepare for winter.

Setup valves and opened access to tank sites to accommodate telemetry upgrade. As well as Visionary Internet. Clint Brooks Well Service has made the tie-in for Well 4 and new line to well house 2. It appears to me the 2-inch valve was installed offset Tilted to the west side. Not understanding why it was plumbed in this way FCR rep was on site but there has been no elaboration. Valve should be placed in an upright position to accommodate a valve box and access with valve key. (Note: Eb Redford has contacted Clint Brooks to readjust this valve.)

Tank Number 2 has a small leak (drip) at one of the seams. It has been reported to Eb in late June but due to other activities it has been placed on back burner. It hasn't worsened but is still present. Will most likely make repair late fall. Both storage tanks on FCR have had the need for painting and coating for years. I'm unaware of what water utility committee has planned during their meetings at this time however the needs have been conveyed by both me and noted in prior Sanitary Survey. (Note: the small leak should be repaired this Fall and the painting is scheduled for Spring 2023.)

Received a quote from Marco's Heating and Air Conditioning for the replacement of the furnace and water heater in the Ranch House. The current heater has quit working due to age and parts availability; full replacement is the option. The quote has been submitted and am awaiting FCR response.

I wish to take weekends of October 7 through October 9, and October 14 through 17 off for personal Flex time. Again if needed for emergency duty will be 2 hours away.

Upcoming Tasks:

Roads

Cell phone

Vacation

Ray Smith, FCR Caretaker, 9/15/2022

### **Old Business**

- Visionary update: Visionary was scheduled to begin installing its equipment the week of September 13. However, staffing issues have now delayed the project until Visionary can hire new staff. Thank you for your patience with this difficult process. We have overcome a number of tricky obstacles as this has progressed and we apologize for the delays in getting it done. To say it has been a challenge would be a bit of an understatement.
- Front Entrance update: We are selecting better fir logs; we received one high bid on electric but will get other bids. The project is now planned for Spring 2023. The Ranch will plan to do the concrete work and an outside consultant will oversee the log installation. Future gate decisions will be made with members' approval of design and budget for next fiscal year.
- Compost project update: The composting and glass recycling are in place. Users, please remember to securely close the container to prevent bears from visiting.
- Dumpster repair: The dumpster lids have been repaired by Ray and Will Smith. Paulette will contact Waste Management to discuss lid damage during pick up.

### **New Business –**

- Approve 2 new grant applications for matching funds:
  - 1) Tractor - low center of gravity and narrow to pull logs and large slash
  - 2) Mitigation - hire contractors for tough terrain working with USFS along boundariesPaulette explained the first grant for a new tractor would allow us to work more hard-to-get-to areas of the Ranch; the grant would cover part of the tractor cost and we could rent needed attachments. There would be a 50% match of approximately \$51,500 via Ranch cash and volunteer hours. The earliest begin date would be Fall 2023. The second grant would be for mitigation work by hired contractors to redo 2002 post-fire areas and USFS/FCR boundaries mitigation work. This grant would also require a 50% match of approximately \$212,000 via cash and volunteer hours. Both grants, if received, would be for work over 3-4 years. State grant funds may also be used as federal grant matching funds. Paulette stated that if we couldn't meet our obligation to match cash or volunteer hours, then we'd have the option to just not draw down the funds. Robin made a motion to approve submitting the grant applications as described with the matching funds noted above; Mark Smith seconded. The motion was unanimously approved. The grants' deadline is October 19, 2022.
- Approved weed plan and options: Phil Boroff has worked with the La Plata County Weed Director and has an approved weed control plan for the Ranch. The lake meadows are especially important to manage well for weed removal requiring mowing approximately every 21 days to encourage native vegetation growth.
- Request for funds to update CWPP with professional forester: Paulette is deferring a grant request for this purpose until we know what Wildfire Adapted Partnership may be procuring to assist with this work. Our CWPP can be updated with maps available from CO State Forest Service.

### **Announcements – None.**

**Calendar of Required Board Actions August/September:**

- Income tax prep, presentation to the Board and submission to IRS (Treasurer, CPA); any follow-up necessary regarding late assessments, bank account access and signatures (Treasurer, President)

**Executive Session:** The Board entered Executive Session at 8:30PM to discuss matters the disclosure of which would constitute an unwarranted invasion of individual privacy. Executive Session ended at 8:48PM.

The Board returned to the regular meeting at 8:48PM. The Board agreed there will not be a November Board meeting. Rather, the Board will meet Thursday, December 8, 2022 in between the Thanksgiving and Christmas holidays.

**Adjournment**

The meeting was adjourned at 8:51 PM.

**The next regularly scheduled Board meeting is scheduled for Thursday, October 27, 2022, at 7pm via ZOOM.**

Respectfully submitted,  
Mary Ann Bryant  
FCR Board Secretary