

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

Thursday, October 27, 2022 at 7PM via Zoom

Call to Order and Roll Call – The meeting was called to order at 7:07PM by President Paulette Church.

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

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

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

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

Approval of Previous Minutes – A motion was duly made and seconded to accept the September 22, 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 yet but we are meeting with our CPA next week to get that done. Acceptance of the final report will be deferred until the report is accurately finalized. Once that report is finalized, our CPA will complete our tax returns in November. Robin reported that we have received full assessment payments from 50% of the membership to date. There are no outstanding assessments. We still need to transfer the budgeted capital allocation from operating to the capital fund. Robin reported the bank balances as of 10.27.22 are \$257,759.46 in Operating, \$232,797.85 in Capital, and \$30,000 in the grant account. Eb asked if the water system distribution report is useful as presented to our bookkeeper, or if more detail is needed. Mary Ann will ask this when she meets with the bookkeeper and CPA next week. There were no objections to information reported by Robin.

Committee Reports

Architectural Control – We have 15 open projects (not all currently active) on the Ranch. Our Committee welcomes resident Erica Harrington to our team. Welcome Erica and many thanks for serving the Ranch!

Common Property – The next Clean Up day is scheduled for Saturday, November 19.

Dam – As follow up on our Annual Dam Safety Inspection, we worked with the City of Durango Water Department to perform a pipe-crawler video inspection of the Dam's main discharge pipe. This video inspection found seepage around the slide Gate that is considered "Age

Normal". We are working with Colorado Department of Water Resources & the dam safety engineer to correct this.

Also working with the Dept of Water Resources, we have purchased & will install an electronic water level measurement system for the lake. Our goal is to collect better data which will help with Water Rights management.

You don't need a fancy gauge to know that the lake level is low, really low. We are currently 34 inches (almost 40 million gallons) below holding capacity & we continue to release water at a rate of 1.2 million gallons a week. The rain has been nice but for the lake to fill, we need snow.

FireWise Ambassador – Paulette reported that two grants were submitted last week for logging the WUI areas on the northwest and east/northeast perimeters of the Ranch. We should know sometime in March 2023 if these will be funded. One of the grants includes purchase of a specialized tractor that would help mitigation on steeper terrain. Paulette reminds all members that our mitigation effort is a long-term plan especially for oak brush regrowth. Weed control is secondary to thinning efforts. A team of residents is working with Paulette to update our CWPP document. This is needed for consideration of future grant funding to detail our continued 5–10-year mitigation plans.

Front Entrance - Nothing to report.

Horses – No report.

Lake –

- The lake level has dropped, which is typical for autumn.
- The aerator compressor rebuild project is nearing completion.
- Over the past several years, we have been phasing out the old plastic Adirondack chairs (which break, blow away, and tip over easily, and which need to be replaced regularly) and wooden picnic tables (which require a lot of upkeep and are beginning to fall apart). We have been replacing these items with Polywood chairs and picnic tables, made of recycled plastic materials. These pieces are weatherproof, require no painting, and last for many years. This fall, we will be replacing 1-2 wooden picnic tables on the Shady Beach with Polywood tables.
- We have requested residents remove their watercraft from the lake by Saturday, November 5. This is to prevent snow from weighing down the paddleboard and kayak racks, and to provide space for the Lake Committee to conduct beach maintenance activities in the fall and/or spring.

Post-Wildfire Recovery Report – Mark reported on a recent meeting with the contractors. North Main culvert work is done. The contractor will remove their equipment from the Ranch next week. Rocks near the Snowshoe culvert will be put in place before winter.

Roads – Ray has done a great job keeping the roads in shape through this wet summer and fall. The speed humps are working very well. Thank you all for keeping your speed in check. The wildlife, pets, children, walkers and other residents along Main GREATLY appreciate it!! We are considering installing one more hump on FC Main just south of Starwood, likely in the Spring. These humps pose no problems for Ray to maintain the roads.

All the road maintenance (snow removal) equipment has been prepped for the season. We are seeing a forecast for an early winter and snow in October and November. Please drive accordingly.

Utilities – A new SCADA node was installed near Well-4R by Timber Line Electric (TLECC). This node measures the depth of water in the well. It also communicates via radio to the SCADA hub located in the Upper Water Treatment Facility building. Outside this building are two control valves that determine if water from Well-2 or the new Well-4R provides water to the upper tank which supplies water to the homes connected to the Upper System. When Well-4R is connected the same tank level controls operate this well pump as they do when Well-2 is connected.

TLECC also upgraded the SCADA PC which controls all of the tanks & wells for the entire Ranch (Upper & Lower Systems)). This is a new PC running Windows 10 and the latest versions of the SCADA control software and alarm notification system.

Assuming we don't get snow before then, TLECC is scheduled to come on-site on the 14 & 15 of November to upgrade the SCADA node on the top of each water tank. We will also convert from the existing solar panel power to regular power. The new SCADA nodes require too much power for our existing solar systems. Also, this will eliminate the hazardous trip to the top of the tanks in winter to clear snow from the solar panels by our water operator. Note: Eb reported the electrical work has been completed at the water tanks for the Visionary project. Eb will contact James Glover regarding possible reuse ideas on the Ranch for the old solar panels.

Water Supply Task Force – The WSTF Team met with our water attorney October 10, 2022 to review any legal issues involved with pursuing a new well in the south end of the Ranch. We agreed to drill two monitoring wells to track potential for additional water volume and quality. We will contact a driller to try for drilling this Fall and monitoring through next Spring when a final decision for future options will be made. Note: no driller is available now until Spring 2023. We will get preliminary work cost estimates in preparation for Spring.

Ranch Manager Liaison Report - During the past work period tasks performed are:

- ❖ Collected bactis and delivered to San Juan Basin Health before the 15th of each month.
- ❖ Roads
- ❖ Heater
- ❖ New Well 4
- ❖ Backhoe and Blade

During the past work period grabbed bacti samples and delivered to San Juan Basin Health.

Will and I assisted Kern and his crew with mitigation; was able to pull logs from hillsides and stack for forestry contractor and firewood.

Was able to work roads as weather permitted, put tank and pump back on dump truck. Will used the truck to water roads while the roads were prepped for winter.

Still awaiting installation of furnace in the ranch house. Marco's Heating and Air Conditioning is waiting for shipment of new unit. Tells us the task will be completed as late as two weeks out.

Assisted technician from Power Equipment (used to be Golden Equip.) with the Backhoe repairs:
*replaced both main hydraulic hoses from the reservoir to the oil cooler. Two of the longest hoses that was quite the task. *took the bucket cylinder apart to replace the leaking seal, however the seal brought to us was too small; after examining the ram, a blemish was detected so even if new seal was replaced it too would leak within a short time. The fix is to live with the leak (recommended) or replace the ram. We reassembled. *leaking cylinder for the rear boom lock. When the new unit was installed by the technician upon start up hydraulics pushed the snap ring within the cylinder completely out the front. The unit was reassembled then put back on the machine. *belts, the two belts originally purchased did not fit even though parts numbers matched serial numbers. It turns out FCR's Volvo is the "Tropical" model no one can explain the difference. On that note! Many of the filters and belts ordered for this machine are not compatible and needed to be returned. The new hydraulic cylinder has blown apart again; when I spoke to Tim at Power Equip. was advised, the invoice for the credit on filters and belts needed to be completed and had to make Volvo aware of the cylinder defect before a credit could be applied. Was then advised his Mother-in-Law passed away and this process would take place next week.

Replaced Differential Shift Lock switch in the road grader; it seems to function properly. Will assisted with putting the wing on the road grader to make ready for winter.

Upcoming Tasks:

Ranch House Furnace (Note: this has been installed and is functioning well)

Ranch House water heater

Winterize equipment

Order sand for roads

Ray Smith, FCR Caretaker 10/18/22

Old Business

- Visionary update: Paulette received Visionary's insurance verification for Ranch records. We will receive six free internet accounts (1-Eb; 1-Ray Smith/Ranch house; 1-upper water treatment bldg./SCADA; remaining 3 will be credited to the Ranch budget per its value). Once in place, we expect to see reduced costs to our budget.

New Business

- Robin proposed 3 small solar lights be provided at the mailboxes for improved nighttime vision. Paulette stated there might be concerns with possible light pollution

or change of character and requested a proposal for consideration. Robin will submit a written proposal to the Board for consideration.

Announcements

- The FCR Halloween Hoopla Saturday, October 29 at the Picnic Grounds. Another fun, successful event. Many thanks to the organizers and many volunteers who decorated and joined in the fun activities for the little (and big) Creekers!
- Mary Ann Bryant is asking for any volunteers who can help with the design and loading of photos to the FCR website. The website platform is Word Press. Contact Mary Ann (thebryants@durango.net) if you can help out. Mary Ann will provide photos.

Calendar of Required Board Actions for October/November:

- Income tax prep, presentation to the Board and submission to IRS (Treasurer, CPA); renew HOA registration with Secretary of State (Secretary); distribute winter road safety rules to membership (Roads Chair/Secretary).

Executive Session: The Board entered Executive Session at 8:14PM to discuss matters the disclosure of which would constitute an unwarranted invasion of individual privacy. Executive Session ended at 8:45PM.

Adjournment

The meeting was adjourned at 8:48 PM.

The next regularly scheduled Board meeting is scheduled for Thursday, December 8, 2022, at 7pm via ZOOM.

Respectfully submitted,
Mary Ann Bryant
FCR Board Secretary