

FALLS CREEK RANCH ASSOCIATION, INC.
2022 ANNUAL MEETING MINUTES
July 9, 2022

Pursuant to Notice duly provided to the membership, Association President Paulette Church called the Annual Meeting of the Falls Creek Ranch Association (FCRA) to order at 9:05 a.m., July 9, 2022.

President Church announced a quorum was present with a total of 69 lot owners represented at the annual meeting: 46 in person and 23 by proxy. Board members present were President, Paulette Church; Vice President, Charlie Simons; Treasurer, Mark Smith; and At Large, Bobbie Baird.

1. Introductions and Agenda Approval

President Paulette Church welcomed the residents and thanked them for attending. President Church introduced all the Board Members and noted appreciation to the 1 Board Member who will be leaving the Board this year: Charlie Simons.

The President recognized and welcomed our new Falls Creek residents which include: 4 new families (Mohn, Brothers, Hughes, and Rowland).

President Church asked if any changes needed to be made to the agenda and hearing none, approved the agenda as written.

President Church summed up the “State of the Ranch” with the following:

- Received a grant for SGM for the culvert work at Dyke Canyon
- A larger culvert will be put in at North Main and a grant has been obtained for this work
- Complimented the re-seeding done years ago after the 416 Fire and how well it has kept erosion at bay
- President Church has been busy writing other grants that will benefit the Ranch
- President Church thanked all the many volunteers and emphasized how volunteer hours help to get matching grants
- Beetle traps were put out this year and have been very effective
- Our logger continues to help clean up excess wood on the Ranch

2. Approval of Minutes for the 2021 Annual Meeting

By motion duly made and seconded, the minutes of the July 10, 2021, FCRA Annual Meeting, sent with the Notice of this meeting, were unanimously approved.

3. Election of New Board Members

President Church reported that 2 Board Members will be leaving the Board: Paulette Church and Charlie Simons. President Church asked if there were any nominees in addition to the two who have been nominated to serve: Paulette Church – 3-year term and Robin Southworth - 3-year term. There were no other nominations and President Church asked for a motion to approve the 2 nominees.

Eb Redford made a motion to elect the 2 new Board Members under consideration and Jonni Greiner seconded the motion. There was no discussion, and all nominees were approved.

4. Committee Reports –

Architectural Committee – Mary Ann Bryant, Nancy Peake, Co-Chairs

The Architectural Committee (ACC) currently has five members: Mary Ann Bryant (Co-chair), Nancy Peake (Co-chair), Ginette Chapman, Linda Johnson and Gale Marinelli.

The ACC reviews all exterior improvement projects of members' homes (renovations or new construction) as required by the FCR Covenants and ACC Rules/Regulations. Our Rules were updated during the last year to clarify our process and comply with new State regulations. ACC review and approval is required BEFORE any work may begin. If you're planning any kind of exterior project, please contact the ACC with any questions you may have. We respond quickly so we don't hold up your project.

If you have any contractors at your property for exterior OR interior work, please remind them to respect our speed limits, no smoking on the Ranch except in their vehicle and they are not to use our dumpsters for trash.

We reviewed and processed 16 projects during the last year. Currently, there are 12 open ACC projects on the Ranch. Let us know if we can answer any questions or assist you in any way.

Common Property Committee – Phil Boroff, Chair Forest Management

- In accordance with the FCR-published Community Wildfire Protection Plan (CWPP), the CPC has teamed with the Firewise Committee and others to contract additional forest restoration toward well-spaced trees with an eye on diversity in age and structure to ensure long-term healthy forests, while mitigating fire danger. The CWPP is almost 11 years old and is in rewrite, but it reflects the founding principles incorporate to guide our efforts. The CPC is looking for a volunteer to set up a committee to review and update the CWPP as needed.

- In the face of a challenging year and unexpected resource fluctuations, the Ranch Committees, along with our Member Volunteers have coalesced into a formidable unit to maintain critical momentum toward our restoration initiatives. Continued drought and infestation have been the impetus for greater resource requirements as many more of our trees succumb to the elements, are unhealthy, dying and/or dead.
- FCR Member Volunteers also continue to inspect for beetle infestation and fell trees as resources permit. We are careful to take advantage of available manpower and expertise to simultaneously address beetle issues and conduct restoration operations in the same areas whenever possible. Creating these efficiencies often result in not fully treating a given area at one time; however, careful tracking and documentation keep our efforts in line with the CWPP.
- While hiring a professional logging company is ideal, those resources have been difficult to attain. We have few sources to help move the logs off the Ranch in a straight no-cost arrangement and we'll continue to do so as we progress. With the influx of grant monies and increased value of lumber, we've been able to hire a logger, contribute to local businesses and have removed over 500 trees to date this FY.

Weed Mitigation

- The CPC requests all residents to be aware of weed growth on their properties, as well as common property, and mitigate as necessary. When mullein, hounds tongue and thistle begin to flower, residents are highly encouraged to cut off the flowering parts and dispose of them to prevent weed proliferation. While La Plata County procedures allow for weeds to be placed in closed bags and put into our trash dumpsters, we strongly encourage residents to bag their weeds for air curtain burning.
- This year, we've expanded our approach to weed spraying using industrial strength vinegar and manual techniques rather than commercial chemicals. We're developing an approach to make it our default position when addressing noxious weeds.

Annual Clean-up Day

- We've accomplished one cleanup day to date and we're planning at least two additional clean up days again this year; one in mid to late summer and one in the fall. We'll announce them as soon as we have firm dates. It's always impressive to witness the FCR machine in action and amazing to see what we accomplish together.

Burn Yard (Previously Known as the Slash Yard)

- Air Curtain Burner (ACB) operations have transitioned to mainly pine needle bags. Slash is no longer routinely being accepted from residents in the burn yard. Slash will be chipped on common property and individual lots as residents move slash to the roadside. As a reminder, only the designated crew on duty is permitted to put anything into or operate the chipper and ACB.
- The chipper acquisition has been a great asset and allows for greater efficiency and flexibility in ranch mitigation capabilities.

Budget

- In order to cover increased material costs, the CPC requests a 10% increase in operating budget for the coming fiscal year.

The Team

- Much thanks to our many volunteers and regular CPC members: Chris Heine, Clyde and Paulette Church, Jim Grizzard, Ginette Chapman and Doug Parmentier. Maintaining a clean and safe community in the Wildland Urban Interface is no accident and your efforts continue to be indispensable in improving our forest health and restoration operations.

The following common property amenities are other examples of well-led volunteer efforts:

Entrance Gardens, Community Orchard, Tennis/Pickleball Court and Vegetable Garden

Dam Committee – Scott Southworth, James Glover, Co-Chairs

FCR has a Great Dam. It is well designed, well-constructed, well maintained & it functions exactly as intended. The Colorado Department of Water Resources consistently emphasizes these facts during ongoing oversight & inspection of our Dam.

Our Dam was built in 1964 & is classified as a Class 1/High Hazard Dam. As such, we are regulated by the Colorado Department of Water Resources and are subject to regular engineering inspection. We are also required to maintain an Emergency Action Plan which we share with our community & local emergency management personnel.

When full, our lake covers a surface area of 42 acres & has a storage capacity of 154 million gallons. During the year, according to a very particular set of rules, we are required to release water to downstream water rights users.

This year our committee will install a more precise lake water level measurement system & a weir, on Falls Creek to measure water flow. We will also work to streamline & document our operating procedures. These tools are required to effectively manage and protect our water rights.

As of May 23, 2022 the lake level was about 11 inches below full storage capacity and we are releasing water at a rate of about 1.2 million gallons a week. While this is not ideal, we are in a lot better shape than most lakes in the area. Think Rain!

Firewise Committee – Paulette Church, Chair

August 1, 2021 to June 30, 2022 - Prepared by Paulette Church, FCR Firewise Ambassador Committee Members and Special Roles: Clyde Church (Chain Saw Gang), Phil Boroff (Common Property), Chris Heine (Chipper Crew Chief; Beetle Prevention; Forester), Steve Allen (Roadside Trimmer), Barry and Mary Ann Bryant (FCR Radio Spotters), James Grizzard (Forester; Community Orchard), Doug Parmentier (Durango Emergency Center Liaison), Sara Carver (Falls Creek Garden), Eb Redford (Water Utilities), Jayson Collins (Air Curtain Burner Chief), and Mark Smith (Roads Committee).

Past FireWise Ambassadors: Nancy Peake, Mary Ann Bryant, Judy Winzell, Sara Carver

Accomplishments:

- 1) We received a \$3,000 grant from Fire Adapted Community Net and used it to purchase a battery powered chainsaw and pole saw with extra batteries, one Stihl gas-powered chainsaw

- with fuel and supplies, and 8 multi-traps to protect high-value Ponderosa and Douglas Fir trees from Mountain Pine Beetles. We treated the picnic grounds, along FC Main, around the mailboxes and the northern pump house (approximately 2 acres).
- 2) The CSFS Dense Pine Mitigation Grant was completed and received \$14,006 as final reimbursements. This grant treated 26 acres and had 595 volunteer hours.
 - 3) We have treated an additional 32 acres of common property. We used a \$21,000 matching grant, volunteer hours, and summer workers to complete the work.
 - 4) We have worked 3,665 volunteer hours during this period. Value = \$102,620.
 - 5) We have a contract to remove 45 loads of logs this year to lower our fuel load in denser pine areas and high-risk areas, such as steep "chimneys".
 - 6) We have been giving 11' logs to TimberAge a local innovative Cross-Timber-Laminate panel and timber frame fabricator that is expanding their operation through grant funds and startup proceeds. We hope to have enough credit to erect a protective cover for some of our larger Firewise equipment behind the machine shed this fall.
 - 7) We earned the Firewise USA Community designation and certificate.
 - 8) We earned the International Association of Fire Chiefs Ready, Set, Go Certification with one of the highest number of volunteer hours reported.
 - 9) We held our Annual Firewise Meeting with presentations by Durango Fire Protection District, San Juan National Forest (SJNF), La Plata County Emergency Management Dept., Wildfire Adapted Partnership, with Chris Heine, Phil Boroff, and Paulette Church presenting on our FCR efforts.
 - 10) Paulette and Clyde were selected to present at the International Association of Wildland Fire Conference in Pasadena, CA. We will share successes and challenges in our Firewise Program and wildfire recovery.
 - 11) Improvement of our emergency exit road has gained the support of local mitigation collaboratives with funding from the USFS for their portion of the road.
 - 12) We have been invited to submit a second application for the national State Forest Initiative-Wildland Urban Interface Grant with the maximum request of \$245,000. We will partner with High Meadows on this request to better protect our boundaries and treat more difficult to access dense growth areas.
 - 13) We were invited to apply for the national State Forest Initiative-Wildland Urban Interface Grant and have been awarded \$164,000. This is a 3-year mitigation grant and is for all fire mitigation and forest health work we do on the Ranch, including logging, contractors, summer workers, and equipment rental.
 - 14) We had the meadows mowed by a local farmer to reduce wildfire risk and prepare a safe zone in the north meadow. Hope the grass is good enough to use for hay this year and cut the cost of mowing.
 - 15) Decided to sell the DR Mower and replace it with a used riding mower for tall grasses along roadways and paths.
 - 16) We continue our newsletter, Firewise Flash, and issue other emails to keep people aware of current fire potential conditions, fire restrictions, and provide new materials regarding the hazardous ignition zone, fire adapted building materials, and new fire behavior research.
 - 17) We continue to monitor wildfire risk and red flag days and keep the entrance signs updated. At times we will show more risk than SJNF based on our local conditions.
 - 18) We have equipped the FCR Rapid Response Fire Team volunteers and have begun online and site-based training and practice.

19) With Common Property support, inventoried our mitigation equipment and hand tools.

Plans for the Coming Year:

- 1) We will update our Community Wildfire Protection Plan and are applying for grant funds to hire a forestry consultant to lead this project, including High Meadows in the plan.
- 2) Collaborate with Common Property in planning and completing at least two general Ranch cleanup days and a few smaller focused work sessions.
- 3) Working to improve notification to residents of planned work areas, dates of work, and areas of marked trees for review and input.
- 4) We have recruited a great summer crew to do the high tree trimming, operate the chipper, load slash, saw down selected trees and ladder fuels on common property, and keep vegetation trimmed back from along our roads.
- 5) Paulette continues to serve on the Steering Committee of the Columbine Forest Restoration Collaborative and the Stakeholders Network of the Rocky Mountain Forest Restoration collaborative, both of whom are working to prevent large-scale catastrophic wildfires in our region and to help with forest restoration.
- 6) Apply for continued certification by Firewise USA and the Ready, Set, Go Program from International Association of Fire Chiefs.
- 7) Have the Firewise Committee assess needs for equipment, maintenance, and temporary staffing for next summer to continue mitigation and healthy forest restoration work.
- 8) Vigilantly watch for grant and partnership opportunities to help us reach our healthy forest goals.
- 9) Continue to host visiting neighborhoods and organizations that have been referred to us as an example of a well-mitigated community.
- 10) Share our chipper and operator with other Firewise USA developments with all costs paid by partner.
- 11) Maintain the inventory of all our equipment and locate maintenance materials in one location.
- 12) Work with the Entrance Committee to identify and harvest logs needed for the entrance structure.

Lake Committee

Current Membership:

Bonnie Trammell (summer co-chair), Jenny Holmen (summer co-chair), Mark Smith (winter co-chair), and Jenny Whedon

Notices/Ways You can Help:

- All watercraft that are stored at the lake need an FCR decal. If you need a decal, please contact Jenny Holmen (jennybell@hotmail.com).
- We are currently in the process of building a second SUP rack. Until that is complete, please restrict SUP storage to no more than one “slot” per family. When storing/removing SUPs, please be careful; last year, several fins were broken.
- The new SUP rack will be a bit further from the water than the current rack. Please consider your neighbors when choosing a storage location for your SUP: Reserve the “waterside” rack for those who use their SUPs frequently and/or have physical difficulty

carrying their SUP. In the new rack, we will be asking residents to restrict storage to one SUP per slot.

- If you are planning a large gathering at the lake, please notify the Lake Committee to avoid scheduling conflicts.
- Please note fishing guidelines, including limits:
 - Trout: 1 per person per day; catch & release encouraged.
 - Bass: No limit.
 - Treble hooks are not allowed; they will damage the fish and may kill them if hooked deep.
 - Barbed hooks are not allowed. Please crush the barbs on your hooks with a pair of pliers.

Accomplishments:

General:

The Lake Committee revised rules and other committee documents, which are available on the FCR website.

Information Distribution:

- The “Latest from the Lake” newsletter was distributed to residents throughout the summer of 2021 to keep the neighborhood informed of happenings, rules, and general information involving the lake and beaches. A copy was also posted on the bulletin board by the mailboxes.
- With the help of Mary Ann Bryant, we also posted photos, names, and brief descriptions of birds commonly observed at the lake. This can also be found on the bulletin board.

Bathroom:

Last summer, after “rehabilitating” the shop bathroom, we maintained it (via stocking with supplies and providing a cleaning service) through Labor Day weekend.

Beach Maintenance:

- In May 2022, new sand was added to the Sunny and Shady Beaches, and gravel was added to the canoe put-in area.
- Six new Adirondack chairs were purchased and delivered to the Sunny and Shady Beaches.
- Mark Smith has been maintaining grassy areas with his mower.
- A new horizontal paddle rack has been added to the kayak rack (above the toy and lifejacket bins).
- The Lake Committee held a committee work day on May 15. We cut vegetation, pulled weeds, cut overhanging limbs, removed downed limbs and trash, tidied furniture and watercraft, cleaned out toy and lifejacket bins, etc.

Aquatic Wildlife/Lake Health:

- The lake is in good shape again this spring. More fish – including some big ones! Residents have been catching large rainbow and brown trout with regularity. Small spinners (fished deep and with a single, barbless hook) have been working well. Fly fishermen have been having good luck with wooly buggers and crayfish patterns fished deep, as well. As the weather warms and the bugs start flying, dry flies will begin to catch fish, as well. TAKE YOUR KIDS FISHING!!!
- We are in the progress of cleaning the aerators, which will hopefully get that system back in operation. Over Memorial Day weekend, the FCR “Scuba Team” (members of the lake committee) dug through the weeds and silt to track several aerator hoses, which will assist us in recovering the aerators, which are likely buried in vegetation currently.
- The condition of the lake is good - clear water and modest weed growth.

Recreation/Social Activities:

- Last 4th of July (prior to the end of last fiscal year, but after FCR’s annual meeting), the Lake Committee held the first annual FCR 4th of July Celebration. It was a big hit! We had a huge turnout for brats, beer, potluck sides and desserts, and games!
- We continued the ice-skating tradition at the lake this winter! Don Southworth's gigantic loaning library of ice skates was again in service.

Goals:

Information Distribution:

- We will continue to write and distribute the “Latest from the Lake” newsletter to keep residents informed of goings-on at the lake during the summer season.
- New signs are currently (as of May 17, 2022) being created. These signs, which will list rules, fishing limits, and the emergency contact number, will replace some of the older signs currently at the lake.

Bathroom:

We will continue maintenance (including bi-weekly cleaning) of the shop bathroom Memorial Day through Labor Day (approximate).

Beach Maintenance:

- A new SUP rack is currently (as of May 17, 2022) in development, hopefully to be completed within the next few weeks. This rack will be 50% wider than our current rack.
- In June, the Lake Committee plans to sand and stain the existing watercraft racks and wooden picnic tables.
- In the fall, we plan to purchase another Polywood picnic table to replace our deteriorating wood tables.

Aquatic Wildlife/Lake Health:

- At the end of May, several Lake Committee members plan to scuba dive the lake to move and clean our aerators. Trash will also be cleaned from the lake bottom at this time.

- Five of the large rainbow trout in the lake are tagged. We will plan on an informal kids’ “fishing contest.” Details will be provided in the first newsletter of the season.

Recreation/Social Activities:

- We are currently in the process of planning the second annual FCR 4th of July celebration.
- We will continue to encourage informal and planned social events at the lake, including continuing the winter ice-skating rink and possibly the New Year’s Eve party tradition.

Road Committee – Mark Smith, Chair

Accomplishments:

Road rebuild and Mag Chloride application in Spring of 2022: The roads team spread new road base on Main, Oakcrest, Snowshoe, Aspen and Starwood which are the roads which receive the most traffic. These roads also received Mag Chloride. After the road base was delivered the roads were constantly kept wet using a rented water truck until the scheduled Mag could be applied. A great deal of effort went into this and, anticipating the obvious question, the reason for the delay between road base and Mag was the difficulty in scheduling trucks and materials given the current market situation we are all in. Driver shortages, huge demand for product and limited resources mean scheduling difficulties. We are not satisfied with the results of the Mag application on Main and have been assured by Desert Mountain, the Mag vendor and applicator, that they will be returning in early June to reapply more product to the patches on Main which are failing. Ray Smith has been instrumental and diligent in getting this problem addressed and corrected with no cost to the Ranch.

Further regarding the Mag application, though many notices were sent out and many requests made to avoid driving on our roads during the Mag application that request was not honored by many. As the Mag truck was spraying product on the road, there were cars following right behind it. This immediately removes Mag from the road that needs a chance to soak in and dry. Next year there will be a plan which closes the roads affected for several hours after Mag application.

Ray did a good job keeping the roads open and plowed using the newly rebuilt grader through the Winter. The roads held up well stayed in very good condition right through the Spring.

The orange dump truck was fitted out to spread water and keep dust under control. As the Mag begins to wear and the dust returns, we will be using this new resource to wet down the roads and improve the dust issue.

The low water crossing north of Oakcrest on Main is being replaced with a concrete box culvert in June at no cost to the Ranch. This should resolve the drainage problem and the hump in the road that has plagued homeowners at the North end of Main for years.

The road committee is projected to come in slightly under-budget during this fiscal year.

Goals for next year:

- Address the incessant speeding issues on Main. Speed humps will be installed near the Ranch entrance and just south of the bottom of the hill on Main. Three way stop signs will be installed at Starwood and Main as well as at Dyke Canyon and Main. If the stop signs

are not effective at slowing traffic through those intersections, additional speed humps will be installed there as well.

- Keep our roads open and easily passable during the winter season.
- Add road base where necessary on all Ranch roads, paying special attention to Main, Oakcrest, Snowshoe, Rockridge and Starwood which are the most heavily traveled roads. These same areas will also receive Mag Chloride treatment as well as regrading and compaction prior to the application of Mag in the Spring. All roads will be evaluated for repair prior to commencement of rehab at the end of the Winter season.

Utilities Committee – Eb Redford, Chair

Utility Team Overview

- Eb Redford is in charge of Systems Operations, the SCADA system and is the Administrative Contact for the CO State Water Dept.
- Shirley Jones, Jennifer Hardy & Nancy Peake collect monthly water meter readings.
- Eb Redford preps the meter reader, processes meter readings and billing database.
- Melissa Smar is training on the water billing system; plans to take over from Eb.
- Durango based FredrickZink & Associates CPA, processes customer payments
- NM based TAK Technology generates and distributes monthly water bills via email.
- Mary Ann & Barry Bryant handle homeowner water usage discussions.
- Tom Allen, Barry & Mary Ann Bryant, James Glover, Chris Heine, Hayes Lenhart, Melissa Smar & Karol Wolf assist with Systems Analysis, Leak Detection & other utility projects.

Thanks to all the Committee members; great work!

Ray Smith is the official CO State registered water system operator (ORC; Operator in Responsible Charge)

- Takes monthly water samples for testing & reporting to the State Water Dept.
- Conducts annual testing for a range of chemicals as specified by the State.
- Is chief operator of the two Disinfectant Systems (Upper & Lower).
- Responsible for system repairs.
- Responsible for installation of new meters for new houses (one in 2021; two in 2022).

System Repairs

- One Fire hydrant was replaced this fiscal year. We plan to replace one hydrant next fiscal year. This is an ongoing Capital based program to replace aging & problematic hydrants with new models.
- Ray Smith and Eb Redford last conducted flow testing for all 20 hydrants and Eb Redford submitted related data to the Durango Fire District at their request in the spring of 2021. The Ranch purchased a special hydrant flow diffuser for this task.
- Upper & Lower system household leaks. Faulty toilets & running hose bibbs are the main culprit. Call for help if you have high water usage and suspect a leak. We can narrow down the leak location as to whether it is in your house or the service supply line outside from the meter to your house. Falls Creek Ranch is responsible for leaks in the service line from the supply pipeline to the water meter. The homeowner is responsible for leaks between the water meter and the house.

Water Disinfectant System

- There are two Disinfectant Systems on the Ranch. The Upper & Lower Treatment systems have continued operations without problems since the 1 June 2013 startup.
- Backup power generation systems were installed for the Upper & Lower treatment buildings October 2015. They receive annual inspections and preventative maintenance.
- Each WTF (Water Treatment Facility) building has double check valves and back flow preventers that are checked annually by a contractor certified for that task. The contractor generates certification reports which Ray submits to the State Water Dept.
- CCR (Consumer Confidence Reports) reports detailing water quality are generated annually by Ray. They are distributed each spring to the membership by the NM billing company. They are included as an attachment to a water bill sent to all lot owners.

SCADA (System Control & Data Acquisition) System

- Water System operations are remotely monitored by Eb on a daily basis via the Internet.
- The System controls Well-1 and Well-2. Well-3 is manually operated but feeds the lower WTF (Water Treatment Facilities) System.
- Well-4 is no longer in use. It is being replaced by a new well named Well-4R. It is located off of Deer Trail Road. It was drilled last fiscal year but will be placed into operation during the current fiscal year. (See the separate WSTF (Water Supply Task Force) annual report)

Budgeted Capital Projects 2022-2023 fiscal year (if budget is approved)

- \$32K to repaint the outside of the Upper and Lower water tanks (Deferred from last year; waiting until the Visionary project is completed).
- \$6K to replace another aging fire hydrant.
- \$15K per water tank to upgrade from an outdated and not supported SCADA hardware. The existing systems were installed in 2004.
- \$15K to replace the existing SCADA monitoring system with current hardware and software.
- Replace the existing Century Link DSL internet connection with a free Visionary connection. Will save almost \$150/month.

Long Range Water Supply Status & Future Options

Topic is discussed in detail in Mary Ann Bryant's **WSTF** (Water Supply Task Force) annual meeting report.

Distribution System Issues

Upper & Lower Water Tanks

- We think the tanks were installed in 1995 with a 60-year lifespan. They should be repainted and re-coated every 20 years.
- They were inspected on the inside with some minor repairs in Jan 2015.
- They were repaired on the inside in Sept 2015.
- A Lower tank leak was repaired in Sept 2019
- Both tanks need to be repainted on the outside. Estimated cost is \$32K (Included in the 2022-2023 budget request).

- Both tanks need to be re-coated on the inside. Estimated cost is \$44K (as of 2022) Future Budget request.
- Both tanks need to have a new frost proof vent installed. No estimated cost at this time.

Distribution System - Long Range Replacement Project

- FCR hired the engineering firm SGM to analyze the Ranch Water Distribution System in 2018. Their conclusions were to plan and budget for a complete replacement of the existing system most of which was installed in the mid to late 1970's. Their estimated cost for this project is around \$2,600,000. This entails replacing all of the waterlines, valves, fire hydrants and tanks throughout the system. We have done preliminary engineering and explored a 20-year State loan for possible funding.
- The WTF (Water Treatment Facilities) were completed spring of 2013 and are working well.

Water Supply Task Force – Mary Ann Bryant, Chair

The Water Supply Task Force (WSTF) began as a subset of the Utility Committee in 2019. Our members include Eb Redford, Chris Heine, Barry Bryant, James Glover and Mary Ann Bryant. During the past year we added new members Hayes Lenhart, Melissa Smar, John Whedon and Karol Wolf. Over the last fiscal year, we received State approval for our well construction design and we completed the installation work for Well 4R (replacement) on Deer Trail Road in April/May. This well will serve as backup to Well 2 on Oakcrest. The project required two new pipelines from Well 4R to the upper water treatment facility (WTF) on Oakcrest. The two water lines are for 1) raw untreated water from the well to the WTF and 2) a treated water line for distribution to homes as needed. The treated water line replaces our aging transfer line which allows us to transfer water between the upper and lower water systems for the Ranch. This was the highest priority line as part of our long-term distribution system upgrades. The State allowed us to put both lines in one trench which resulted in us being under budget this year. Water quality testing on this well has been done and has been approved by the State. Some final electrical work and water quality testing will continue to be done as required by the State prior to connecting to our distribution system and actually being put into production.

In the coming fiscal year, our team will do some additional rehab work on Well 2 to better maintain pump life and minimize down-time for that well. We will also explore our water right options on the south end of the Ranch with our water attorney for a possible additional domestic water source for the future. We expect to begin those discussions this fall.

Overall, our water source continues to serve us well as long as the snow falls during the winter and we manage our usage and infrastructure. As our Ranch gets closer to full build-out, conservation of our water resources is even more critical for the future. Our team thanks our members for your full cooperation.

5. Treasurer’s Report – Mark Smith

Mark Smith reported that there were some unexpected expenses this year to include equipment and supplies. Lake Committee expenses are on budget as is the Caretaker. The Ranch House needs some work due to pack rats, approximately \$15,000. The Ranch House also needs a water heater and furnace. The Road Committee is within budget this year but will increase next year due to fuel surcharges. Firewise expenses have been as expected. The Utility Committee is also within budget. Common Property is on target with their budget and many thanks go to Paulette for the grant monies she has been able to obtain. This year we turned the dump truck into a water truck, this was an unanticipated cost, but will save us money on rentals in the long run. Insurance has also been more expensive this year. Mark mentioned that Scott Southworth has done a great job on the dam. We have a water-rights management plan and Scott is working well with our downstream users to manage our water rights. There were no questions from the audience.

Call for Budget approval: The annual meeting packet includes the Board’s proposed budget for FY2023. As per CCIOA rules, we must call for a vote to DISAPPROVE, or VETO, this budget; NOT APPROVE it. If it is vetoed, we default to using the existing budget approved at the prior annual meeting. If it is not vetoed, we adopt the proposed budget.

Paulette Church asked if there is a motion to “veto” the budget. Elaine Ehlers made a motion to NOT veto the budget and David Hardy seconded. Since there were no veto votes, the next fiscal year budget is unanimously approved.

6. Old Business

Front Entrance:

Tom Bauer provided an update on the Entrance Committee’s work regarding the Board-approved log entrance structure, concrete road median and electricity, and options for consideration in the future.

There was a brief discussion about security with some residents seeing more trespassers and others not and questions about a potential security guard. President Church thanked the committee for their good work.

Emergency Phones/Defibs:

A resident asked about the status of the emergency phone and defibrillators. Jim Grizzard responded that the AEDs are installed and periodically checked. Jim mentioned that the emergency phone is no longer maintained, and residents are to call 911. Eb Redford asked that this information be sent out to residents since it is a change in our process and mentioned that sometimes EMTs don’t know how to get to Falls Creek nor how to find addresses. President Church said they have been given maps and that the crews drive FCR and know how to get around.

7. New Business

Front Gardens/Juniper Spar:

President Church would like to see a carving of the now bare juniper spar in the Fire House Garden to honor our firefighters. President Church attempted to find a local artist to do this and was unable to but did find one in Loveland. The concept will be an eagle or bear cubs atop the spar above a figure of a firefighter. This is not in the budget, but residents are encouraged to donate if they so desire. President Church indicated the cost may be around \$5,000 and to please let her know if you have design ideas. A rendering of design ideas is below:



8. Announcements

- Megan Mohn stated that a flyer has been sent out for Mike Moriarty to provide pickle ball and tennis lesson at FCR – this will happen on Saturdays. Ginette Chapman is working on lessons for children. Megan mentioned that there might be some equipment at the tennis courts if a resident doesn't have any.
- James Grizzard thanked all that volunteer at our Community Orchard and asked for more residents to volunteer and pitch in. This is for the community and the fruit is to share.
- Jim Grizzard mentioned that we need more volunteers for the Emergency Response Team.
- Jim Grizzard asked that if anyone is interested on working on FCR trails to contact him or Justin Poehnelt.
- Jim Grizzard mentioned that the bi-annual dog party will happen this Fall – if you are interested in helping, contact himself or Chris Heine.

- The Board of Directors voted a bonus for Ray Smith this year. He has done a lot of extra work during this past year.
- Chris Heine mentioned that work will begin next week to swap out water pumps and connect the new well to our system.
- Eb Redford mentioned that work will be done next week or two on the North Main culvert which will result in at least one day's water outage, there will be notice given. Doug Parmentier mentioned to get buckets with water in them for needs around your home.
- Several residents mentioned that there is firewood along the road and is available to all (has green paint on it). Ginette Chapman asked about the timetable for removing logs in North Meadow and Mark Smith responded that the logs are off the trails for the most part and to let him know specifics. Doug Parmentier asked if grass seed would be planted in the areas where logs have been dragged; the response is "yes".
- There is also firewood available via Kern Rucker who will cut, haul and stack for you for a price.
- There was a call for more volunteers for chipping days and to let Common Property know if there is a lot of oak/wood down on Common Property near your lot and we can get volunteers to help pick up.
- Be sure to trickle water your trees during times of drought.
- The lake aerator is working well, thanks to Mark Smith and team. A mention was made that the Forest Service has bragged about how clean and clear our lake is.
- Clyde Church has taken responsibility for the Rapid Response Fire Team and asked team members to stand up and be recognized. More equipment is coming in for this team, please volunteer!
- Bear Smart has recognized FCR as "one of the best" with our dumpsters.
- Second Annual 4th of July party at the lake was a great success: thanks to Jenny Whedon, Jenny Holmen, and Bonnie Bassett.
- Thanks to Jenny Holmen for organizing a "table to farm" composting project.
- Installation of cabling and electricity is occurring for the Visionary Project. It's possible this will all be complete sometime in September. Mark Smith asked for continued patience from the residents. Eb Redford mentioned that the electricity being added for this project is assisting with the SCADA system and there will be no need for solar or plowing and this has saved the ranch thousands of dollars.
- President Church emphasized the need for continued volunteering since this is a working ranch and that volunteering helps us keep our costs down. She stated it's good to know your neighbors and help each other out. Be sure to reach out to the Board or to neighbors if you need help or need problems solved.
- President Church asked all residents to please turn in their volunteer hours.

9. Next Annual Meeting

The next Annual Meeting will be held on Saturday, July 8, 2023, at the Falls Creek Picnic Grounds.

10. Adjournment

The meeting was adjourned at 10:18AM after a motion, a second, and all approving.

Respectfully Submitted,
Susan Morton, FCR Member
(on behalf of Secretary Mary Ann Bryant)