

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

**Thursday, February 23, 2023 at 7PM via Zoom**

**Call to Order and Roll Call** – The meeting was called to order at 7:06PM by President Paulette Church. Board Members present: Mary Ann Bryant, Paulette Church, Robin Lucie, Mark Smith, Terry Greiner. Community members present: Justin Poehnelt, Ginette Chapman, Eb Redford.

**Approval/Changes to the Agenda** – Mary Ann Bryant added an update for web emergency information to Old Business.

**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 approve the January 26, 2023 Board meeting minutes. The motion unanimously passed. The minutes will be posted to the FCR website.

**Presentation and Acceptance of Financial Report** – Robin Lucie, Treasurer, reported the second-half assessments were invoiced at \$77,000; as of this meeting date \$52,000 has been received. She expects the remaining payments will be received by the due date. Our cash balances as of this Board meeting date are: Operating \$228,222, Capital Reserve \$183,148, Grants \$30,001 (total cash=\$441,371). Robin reported that the January 2023 financials (2<sup>nd</sup> quarter) should be finalized next week. A brief discussion occurred regarding our water billing provider (TAK Tech) terminating our contract with them. Eb Redford has identified a new CPA firm in New Mexico that can continue that service and billing software use with a new contract. The Board will proceed with a new contract provider and will explore other billing service options over the next couple of months. The Board unanimously accepted the Treasurer's Report.

### **Committee Reports**

**Architectural Control** – We have 13 open projects (not all currently active) on the Ranch.

**Common Property** – No report.

**Dam** – Nothing to report.

**FireWise Ambassador** – We continue to plan spring and summer work with contractors, hourly staff and volunteers. We did not receive either Colorado State Forest Service grant for which we applied. 113

applications submitted for 3 times funds available. We'll keep trying. We still have grant funding for 3 more years of mitigation work. **Save Saturday, May 6 for annual Firewise Preparedness Meeting.**

**Front Entrance** - No report.

**Horses** – No report.

**Lake** – Please be careful about going out toward the center of the lake as the days begin to warm. There are springs under the lake that tend to soften the ice in a few places, so use good judgement and stay near the edges if you decide to go out on the ice the Spring. Remember that FCR cannot make a recommendation regarding ice safety. Use of the surface of the lake while frozen is at your own risk, just like swimming is in Summer. Be smart and use caution as we move into warmer weather.

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

**Roads** – Thank you all for your patience and cooperation through the last set of storms. We understand that there is ice buildup on many of our roads and we are endeavoring to remove the bulk of that as the days begin to warm. It is nearly impossible to remove the icy bumps before we get a significant thaw and can blade away much of the ice and slush.

Pothole and washboard repair will occur after the roads are clear of ice and the surface has warmed enough to do that work. Winters like this are a blessing for the forest and a curse for the roads. At least we can repair the roads! The alternative of repairing the forest we live in after a dry Winter and fire or beetle infestation is much more challenging!!

**Utilities** – No report.

**Water Supply Task Force** – Nothing new to report.

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

- ❖ Bactis
- ❖ Well 4R
- ❖ Communications with lower tank
- ❖ Snow Removal
- ❖ Equipment
- ❖ Water Treatment Facilities

Collected bactis and delivered to San Juan Basin Health before the 15<sup>th</sup> of each month.

The latter part of December 2022 and early January 2023 was dedicated to activation of the new Well 4R. This task has been completed and status information has been sent to Utility Manager Eb Redford.

Worked with technicians on 3 occasions on the lower tank to get communications working properly. These visits went well and I believe this task is also completed.

January provide a great deal of moisture. A week long storm brought enough snow that cul-de-sac's and smaller roads were being choked off with nowhere to push future snow. Hired Zeke Excavation to bring in a front loader to push snowbanks back. FCR has used Nate's services in 2019 with great results. "Damage Report": Nate hit one "Slow Children" sign on Bear Scat; it was about 3 feet tall and under a snow bank. He nor I knew it was. He also clipped the Frost Free at the corrals (no leaks) - I took him down there and failed to tell him of the hydrant. All in all his performance was very successful. I clipped the caution sign on the west side of Falls Creek, hit a T post on the east side of Main at Starwood (again) and clipped the north end of guard rail near the Ranch House. All damages are minor and will take simple repairs. The task took 4 days to complete. All roads and cul-de-sac were addressed. C'mon February Snow!!!

Serviced road grader and Dodge - the Dodge has an electrical plug for the plow that needs to be replaced. I am able to put a temporary plug on to get through the winter but will need to have it replaced come spring. All equipment is running very well however the sander froze up and I needed to shovel it out to get it going again. I believe the material I have available has too much dirt/mud that froze. It is back in service and have placed an order for more sand to be delivered.

Plowed Water Treatment Facilities and shoveled out propane tanks and generators. The facilities are performing as designed. I have noticed through the SCADA that there may have been some freezing taking place - will take a close look at the floats to see if they were affected.

#### Upcoming Tasks:

- CCR's
- Download annual Monitoring Plan
- Roads
- Check on the thumb status for the backhoe.

Ray Smith, FCR Caretaker, 02/3/2023

#### Old Business

- Visionary update: Mark Smith reported the Visionary preparation work is done! Members have been notified they may now sign up with Visionary for service.
- Trails Work Group: Justin Poehnelt provided the Board with further details, as requested, related to mapping for existing trails, identified ideas for improving existing trails for ease of use and safety away from roads, increase privacy away from lots and identified priorities areas for work that could begin this summer of 2023. After discussion, a motion was duly made and seconded to approve the proposal of this work group as presented at the January 2023 and February 2023 Board meetings to begin work this Spring including a notification to all members with a 30-day period for member input for each proposed project. The motion was unanimously approved by

the Board. Justin has developed a form describing each project, location, benefits that he will share with members as a link for comments as part of the decision protocol. The Board sincerely thanks the Trails Work Group for the thoughtful effort put forth to improve our trail system for all users.

- Website Emergency Information: Mary Ann Bryant reported that she has completed a draft document updating the “Living Here” page on the website. The emergency information was outdated and we expect this project to be completed soon once final review by the Board occurs.
- Mark Smith reported that the draft agreement for the new access road to the north water tank is under legal review and should be finalized very soon. The Board will have further discussions, including with our accountant, regarding how best to reflect this expense in our financial reports.

**New Business** – Robin Lucie stated that our recycling service from Waste Management seems to be a problem of late. She will look into this for possible changes in the future.

**Announcements** – None.

**Calendar of Required Board Actions for March:**

- Reminders for any late assessment collections (Treasurer)
- Begin planning for annual FireWise Day-May 6 (FireWise Ambassador & team)
- Send membership email requesting FY 2023-24 new Board members (President)
- Send membership email regarding “bear aware” information (Secretary)

**Adjournment**

The meeting was adjourned at 8:06PM.

**The next regularly scheduled Board meeting is scheduled for Wednesday, March 22, 2023, at 7pm via ZOOM. NOTE THIS CHANGE IN DAY FOR NEXT MONTH.**

Respectfully submitted,  
Mary Ann Bryant  
FCR Board Secretary