

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

Wednesday, March 22, 2023, at 7PM via Zoom

Call to Order and Roll Call – The meeting was called to order at 7:08PM by President Paulette Church. Board Members present: Mary Ann Bryant, Paulette Church, Robin Lucie, Mark Smith (arrived 7:20), Terry Greiner. Community members present: Roger Miller, Eb Redford, Peter Sangas.

Approval/Changes to the Agenda – Mary Ann Bryant added Welcome Committee volunteer need to New Business; Paulette added fire station issue to New 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 February 23, 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, presented the January 31, 2023 (2nd quarter) financial report. The Board agreed one change for coding of Ranch house repairs will be made. Robin will then provide that corrected report to Mary Ann for posting on the FCR website. The Board unanimously voted to accept the financial report with the correction. Robin reported that 100% of our assessment payments have been received. Robin also reported that signatories on our bank account have been updated. She is looking into opening a new bank account at a different banking institution, possibly investing in a CD to further protect our cash assets.

Committee Reports

Architectural Control – We have 12 open projects (not all currently active) on the Ranch.

Common Property – No report.

Dam – Nothing to report.

FireWise Ambassador – Paulette reported we will be hiring more professional staff with grant funds to help with our mitigation projects. These will be paid contractors, not employees. Save Saturday, May 6 for annual Firewise Preparedness Meeting.

Front Entrance - No report.

Horses – No report.

Lake – The lake will be getting too soft to support skiers and hikers as this weather warms. Please use good judgment. At least stay near the edges if you must venture out on the lake.

Post-Wildfire Recovery Report – No report.

Roads – Thanks for your patience through this tough winter. Road maintenance has been ongoing this past week with slush removal and pothole work which seems almost futile at times. Until this wet weather (which is actually a great thing!) relents, we will just do our best to keep up. Actual road rebuilding and addition of new material and Mag will be happening in late April or early May.

Utilities – Eb Redford, Utility Chair, is stepping down from his role after more than 20 years of service to our community. Planning for future leadership support for our water system needs to be completed. The Board and members extend our highest level of thanks and gratitude to Eb!!

Water Supply Task Force – Nothing new to report.

Ranch Manager Liaison Report - During the past work period (Feb-March) tasks performed have been:

- ❖ Bactis
- ❖ Snow Plowing
- ❖ Equipment
- ❖ Internet

Collected bactis and delivered to San Juan Basin Health before the 15th of each month. Plowed snow for most of the work period with the assistance from Mark Smith. It has been a very bountiful winter and storms seem to keep coming weekly. Pushing the snow is more difficult as it gets warmer, making it much heavier at times. Used the backhoe to clean up cul-de-sac's; cleaned up at mailboxes and dumpster area.

Caterpillar assisted in the installation of new batteries and alternator on the grader; the old alternator was worn out and the batteries failed. The machine was down for one week during one storm; had to use the Dodge to plow. It was efficient enough, however, it required snow to be pushed further back with the backhoe.

Received the thumb for the backhoe. Plans are to install it in April.

Downloaded annual monitoring schedule, will be required to test the upper system every 6 months for lead and copper; also Synthetic, Metals and Organic sampling is required. This is to meet new Well 4R "**ACTIVE**" status. The lower system is not as demanding on sampling.

Assisted in the installation of internet service at the Ranch House; it is working very well.

Upcoming Tasks:

- CCR's
- Roads
- Install thumb on backhoe

Ray Smith, FCR Caretaker, 03/15/2023

Old Business

- Short-term rental discussion – the Board discussed the topic of adding language to our FCR Property Rental Policy prohibiting any home rentals less than 30 days. The Board agrees this is important to maintaining our single-family private residential character of the Ranch. Language will be drafted and reviewed for the April 2023 Board meeting, to be then shared with members for input. A member vote at the annual meeting is planned. Mark Smith indicated that member Denny Ehlers did not foresee any legal concerns with this change.
- HOA legislation projects update – member directory data, policy legal compliance. Terry Greiner reported our Property Transfer-HOA Compliance Confirmation form has been updated to reflect additional homeowner information required by State law for HOA recordkeeping. The Board approved the updated form. This will be updated on our website. Discussion occurred regarding the process to ask members to review their current contact information with the additional information needed. Terry will work with Deirdre Heine, our member database lead, to develop this communication to members. Mary Ann Bryant also reported that other Ranch governance policy updates have been drafted and will provide same to the Board for review. Additional collection, covenant enforcement and fines policies are being worked on and will be provided to the Board in May.
- Mark Smith reported that the agreement for the new access road to the north water tank has been finalized and signed. Mark is working with County and the affected homeowners who will need lot boundary adjustments. This work is expected to occur later this Spring.

New Business

- Utility Chair and Welcome Committee replacements – As noted above Eb Redford is stepping down as Utility Committee Chair; members are working with the Board to develop a succession plan. K Redford is also stepping down as Chair of our Welcome Committee (Elaine Ehlers is continuing on the Committee).
- Water billing vendor – we have a new vendor as of this month who is generating our water invoices. Eb is working with them to effect this transition. We are also investigating invoicing options with our Durango CPA firm.
- Fire Station – Paulette reported that Durango Fire Protection District (DFPD) has some concerns regarding our use of the fire station. Mary Ann stated our lease agreement allows our use for meetings and Ranch business. Paulette will discuss with DFPD. Paulette also suggested we investigate creating a covered area of our picnic grounds for meetings and storage of meeting/picnic supplies. A proposed design with costs will be

developed and presented to the members most likely this Spring. Costs would be budgeted for the next fiscal year.

Announcements –

- We have an immediate need for volunteers for our Utility Committee, Welcome Committee and Social Committee. Paulette will send out a more detailed description to members. **PLEASE CONSIDER HOW YOU CAN HELP YOUR NEIGHBORHOOD.**
- Terry Greiner announced routers for Visionary service have been installed in the equipment shed. He requested buckets to cover the equipment. Peter Sangas has donated the needed items.

Calendar of Required Board Actions for April:

- Begin budget planning for next fiscal year (Treasurer/Committee Chairs)
- CCRs due for water systems (Ranch Caretaker/Utility Chair)
- Finalize planning for annual FireWise Day-May 6 (FireWise Ambassador & team)
- Send membership email requesting FY 2023-24 new Board members for two 3-year terms (President)
- Annual meeting preparation begins (Secretary)
- Schedule/plan Spring Ranch Clean-up Day (Common Property Chair)

Adjournment

The meeting was adjourned at 8:21PM.

The next regularly scheduled Board meeting is scheduled for Thursday, April 27, 2023, at 7pm via ZOOM.

Respectfully submitted,
Mary Ann Bryant
FCR Board Secretary