

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

Wednesday, April 27, 2023, 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, Mark Smith (Absent: Terry Greiner). Community members present: Chris Heine, Sara Carver, Teresa Rushton, Brigid Walsh, Doug Parmentier, George and Karol Wolf, Peter Sangas, Nancy Stover, Gale Marinelli and Steve Dowler.

Approval/Changes to the Agenda – None.

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 March 22, 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, provided the Board with the final January 31, 2023 (second quarter) financial report. This will be added to the FCR website. As of April 27, 2023, our cash balances are: Operating \$199K, Capital Reserve \$223K, Grant Reserve \$30K for a total of \$452,000. Robin provided the Board with the March 2023 financial statement for the purpose of providing the latest update on where we are vs. budget YTD. This will be a starting point that Robin will use to provide Committee Chairs with a request for expenses anticipated this year and a proposed budget for next year. The budgeting process will begin soon for the next fiscal year. The Treasurer's Report was unanimously accepted as presented.

Committee Reports

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

Common Property – 1. After an eventful winter, the ranch has several down and broken trees on common property. Residents are encouraged to safely gather what they can for personal use.

2. This spring's runoff is noticeably greater than in recent years and is presenting problems in the north meadow, Dyke Canyon, and Snowshoe areas. Residents are cautioned to remain vigilant about changing conditions and respond accordingly. Please notify the Common Property chair or a board member if you encounter any dangerous or questionable situations.

3. Our work crew will begin training and equipment maintenance on 24 April. Training will include, but not be limited to, personal protective equipment, chipper, air curtain burner, chain saws, trailer, herbicide and insecticide handling and operations.
4. We anticipate having a full crew again this year with a new experienced sawyer coming on board.
5. The burn yard will be opened sometime in May to accommodate all those bags of needles and pinecones (no rocks please) we've been diligently gathering.
6. The Common Property Committee is planning a ranch workday for May 20th with a picnic to follow. Please join us.

Respectfully,
Phillip Boroff, Common Property

Dam – What a difference a big snow year has made at the lake. On April 3, when Falls Creek started to run, our lake was 4-5 feet below full. Today, April 18, the lake is full, we are releasing water at a rate of 650K gallons a day and we have started irrigating ranch meadows & pastures north of the lake.

The volume of water from Falls Creek entering our lake is so large that soon water will begin to run around the Dam's Spillway. Water running around our spillway & water running through our discharge system will flow to The Waterfall Ranch & create that very cool waterfall on display on CR 203. Water from our lake is also being used by the US Forest Service to irrigate The Hidden Valley Wetlands.

Falls Creek will probably run all spring, a huge benefit to our community.

FireWise Ambassador – Paulette reported that no contractors have been hired yet for this year. We currently have three part-time employees to help with tree trimming, and other fire mitigation/chipping on the Ranch. Reminder: Saturday, May 6 is our annual Firewise Preparedness Meeting. Please plan to attend.

Front Entrance - No report.

Horses – No report.

Lake – No report.

Post-Wildfire Recovery Report – No report.

Roads – No report. See New Business.

Utilities – Planned painting of the water tanks will be delayed until next fiscal year. This year's budget for the tanks will be used to make inspection-recommended repairs/maintenance. Painting will be budgeted for next year. Robin will verify with Eb Redford if any sandblasting will be required for the water tank work.

Water Supply Task Force – Our well driller is scheduled out to late summer/early fall so that drilling work for a new south well will be delayed until we can get him scheduled for next fiscal year. We will budget for next year.

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

- ❖ Collected bactis and delivered to San Juan Basin Health
- ❖ Plowed snow
- ❖ Dodge and grader
- ❖ Ranch House
- ❖ Roseberry – annual calibration
- ❖ Well 4
- ❖ Equipment shed
- ❖ CCR's
- ❖ Dyke Canyon low flow crossing
- ❖ Water truck
- ❖ 3" pump
- ❖ Lead and Copper
- ❖ Fire Hydrant
- ❖ Graded roads\
- ❖ Winery Construction

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

During the month of March much time was spent plowing and pushing the snow back as far as possible; also worked what areas I could with the road grader. Roads are still too frozen to work with.

Assisted Kern in removal of the plow and sander from the Dodge. Kern took the Dodge to tire shop and had summer tires put on; he also fueled and washed the vehicle making it ready for summer use. Removed the wing and tire chains from the road grader. Greased and serviced the machine to make ready for spring roads project.

Installed a new water heater in the Ranch House. The pressure tank needs to be replaced; the bladder inside leaks. The March/April winds are lifting the Ranch house metal roofing; the wood slats on that part of the house are very old; the woods' integrity has been depleted and no longer grips to a screw (the wood is like pulp)- the screws just strip out. Perhaps a through bolt across the eaves would work. Or entertain sheathing on the roof; currently I have sandbags holding the roof down. I've seen mobile homes with tires on the roof 😊 could also consider Gargoyles 😊

Assisted Roseberry with annual calibrations on backflow devices in the pump houses. Assisted Chris H. with placing well 4R online. The unit is maintaining tank level and meeting demand. Well 4R has been online since 4/19/23 to current date running efficiently.

Purchased a new toilet for equipment shed the previous one froze and cracked this winter. Will put in place asap to accommodate residents.

Completed consumer confidence report; submitted final version to Eb. He will send copies to the residents with April water billing. They will be posted at the mailboxes, also, and submitted to the state portal.

Worked with Chris H. at the Dyke Canyon low flow crossing; added some 2" minus cobble; will assist on maintaining flow as I am needed.

With Board approval, we rented a 2,000 gallons water truck and a 3" pump to perform spring roads project, have been working with Eric, Mark and Steve D. Roads have had a very rough winter as we all have. C'mon spring!

Collected 5 Lead and Copper samples from the upper system to meet state requirements. Several residents were not available, so I flushed two houses for two hours; let the water stand within the house plumbing for 6 hours and then grabbed the samples myself. Five more samples for both the upper and lower system will be grabbed in next half of the year to meet compliance.

Picked up fire hydrant from Grand Junction Pipe, will get with Eb to decide replacement of outdated unit.

Assisted Stan Winery on water diversion on Dyke Canyon flow has been shut down on ditch diversion and most of the flow is now coming down Dyke Canyon. Stan advised he would be back about June to finish rock work at Snowshoe culvert and other final tasks to be completed.

Upcoming Tasks:

- Post CCR's
- Apply road gravel and Mag. Chloride
- Address Ranch House
- Service equipment

Ray Smith, FCR Caretaker
05/01/2023

Old Business

- HOA legislation projects update – The Board unanimously approved the draft policy changes required due to legislative requirements for HOAs to be distributed to the members for a 30-day review period. Final Board approval will be voted on at the May 2023 Board Meeting. Mary Ann will distribute to the members. Additional collection, covenant enforcement and fines policies are being worked on and will be provided to the Board in May.
- FCR Trails Work Group update – This work group has received positive feedback to proceed with the new section of a loop trail as previously proposed and distributed to members. If anyone wishes to volunteer for this work, contact Justin Poehnelt directly. Paulette noted that the US Forest Service personnel were on the Ranch today to review our fire exit road as part of their fire safety improvement plan for our area. The USFS will continue to conduct public meetings for input regarding future trail work in the Junction Creek/Hidden Valley areas.

- Gale inquired about signing up for Visionary. This process was previously announced to members to contact Visionary directly. Mark Smith will provide that information to Gale.

New Business

- FCR Garden update – Sara Carver provided an update on plans for the garden this spring. The garden is starting its fourth year of operation with 25 families participating so far. Two families are currently on the waiting list. Sara requested wood chips from our mitigation projects be provided to the garden as an organic weed and dust control method. Several members echoed their support for this request. Chris Heine also requested wood chips or wood slash for the orchard area to keep gophers from coming into the orchard.
- Resident concern re road dust and speed remedies – Mark Smith reported that currently water trucks are wetting down the roads in preparation for mag chloride application in a few weeks. The roads are being graded with more gravel being added in areas that were heavily damaged by the harsh winter conditions. The speed humps installed last year did help with slowing driving speeds and will be installed again with an additional speed hump planned for Falls Creek Main. The Road Committee will continue to look for better solutions including a study for chip sealing the majority of Falls Creek Main. In the meantime, the best solution is for all residents and guests to please SLOW DOWN.

Announcements

- Firewise Day – May 6, 9AM-Noon with potluck following. Please plan to attend at the FCR Fire Station
- Ranch Workday – May 20 with potluck to follow – please plan to attend
- Paulette reiterated the previous announcement for volunteers needed to serve on the Board (2), Utilities, Social, Firewise committees. We need your help.

Calendar of Required Board Actions in May:

- Finalize budget planning for next fiscal year (BOD/Treasurer/Committee Chairs)
- Tax returns due May 15 (Treasurer/CPA)
- Conduct and submit Ranch Caretaker performance evaluation (Liaison)
- Send annual email reminder re: car stickers and summer water conservation (Secretary)
- Continue annual meeting preparation and finalize agenda packet (Secretary/At-Large)

Adjournment

The meeting was adjourned at 7:55PM.

The next regularly scheduled Board meeting is scheduled for Thursday, May 25, 2023, at 7pm via ZOOM, possibly as a hybrid meeting.

Respectfully submitted,
Mary Ann Bryant
FCR Board Secretary