

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

**Thursday, May 25, 2023, at 7PM via Zoom**

**Call to Order and Roll Call** – The meeting was called to order at 7:12PM by President Paulette Church. Board Members present: Mary Ann Bryant, Paulette Church, Robin Lucie, Mark Smith, Terry Greiner. Community members present: Eb Redford.

**Approval/Changes to the Agenda** – Mary Ann Bryant added to New Business: Board vote on new attorney retainer contract.

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

**Open Period Comments from Residents – 3 minutes time limit** – Eb Redford asked if we know the number of new Visionary customers on the Ranch; that number is unknown right now.

**Approval of Previous Minutes** – A motion was duly made and seconded to approve the April 27, 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 current cash fund balances as of today: Operating Fund \$178,841; Capital Reserve Fund \$204,783; Grant Reserve Fund \$30,001; total cash balance \$413,625. Robin stated the proposed budget for next fiscal year 2023-24 is almost completed. There are several capital expense items planned which will result in a decreased capital reserve fund balance next year. The proposed budget will be distributed to members in the Annual Meeting packet to be mailed in early June. The Treasurer's Report was unanimously accepted as presented. It was also reported that our federal and state tax returns were finalized and submitted by the May 15 deadline. The Board unanimously approved the returns via email as provided by Robin.

### **Committee Reports**

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

**Common Property** – No report.

**Dam** – It's been a great spring for our Lake & Dam. The Lake has quickly filled to capacity, and Falls Creek continues to run at a very high rate. We irrigated our meadows, pastures & orchard & used diversion dams to direct water flows & minimize possibility of flooding. A large volume of water continues to run around the Spillway. It was sloppy at times; we should always be so fortunate.

Into summer, we will continue with regular dam maintenance & prepare for our annual safety inspection in July. Throughout summer we will release water at a rate of .25cfs or approximately 1.1 million gallons a week as required by water rights agreements.

**FireWise Ambassador** – The Annual Firewise Wildland Fire Preparedness Meeting was held May 6th, and we were pleased to have 57 in attendance. As a follow-up, I posted the chart of inexpensive ways to retrofit your home to protect it from fire shared by Peter Stockwell, Wildfire Mitigation Specialist from Durango Fire Protection District. DFPD has doubled the size of their woodland crew to 14 this year. While still unmanned, we now have a firefighter living in High Meadows who can open the Firehouse, drive, and operate the fire truck. Our first workday with Common Property is scheduled for May 20th, from 9 to noon, with BBQ to follow. (Note: this date has been rescheduled to June 3.) Summer crew is back and working on damaged trees, beetle trees, and downed branches. We ran the air curtain burner and got caught up on paper bags in the sort yard but asked people to wait to put their bags by the roads for pickup if they can store them in a dry place. More pine needle bags are on Paulette Church's porch. Committee member Clyde Church was named by Governor Polis to the Colorado Forest Health Council. It is a volunteer stakeholder body whose role is to provide a collaborative forum to advise the Governor, through the Executive Director of the Department of Natural Resources, and the Colorado General Assembly, on issues, opportunities, and threats to Colorado's forests.

**Front Entrance** - No report.

**Horses** – No report.

**Lake** – The Lake Committee is preparing for the summer season!

- All watercraft stored at the lake must have an FCR tag. Please contact Jenny Holmen ([jennybell@hotmail.com](mailto:jennybell@hotmail.com)) to get or replace a tag. Watercraft stored without tags could be removed or labeled as an "FCR Shared" watercraft. Last season, repeated attempts were made to identify the owner(s) of un-tagged watercrafts and notify residents of the need for tags to ensure non-residents are not storing watercraft at the lake, and to ensure that watercraft have not been abandoned at the lake by non-residents or previous residents. Despite this, we had several untagged watercrafts stored at the lake, some of which were chained to the racks. With limited storage space at the beach, we plan to be more pro-active this season.
- Spring clean-up day is scheduled for May 20 (after I write this report but before the monthly board meeting). At that clean-up day, we plan to perform maintenance on watercraft racks, clean up fallen debris, trim limbs, pull weeds, touch up signage, break up/remove an old wooden picnic table that is falling apart, move another wooden picnic table to the tennis court, clean out toy/life-vest boxes, etc.
- New Polywood picnic tables have been purchased and set up at the Shady Beach! We will continue to slowly replace our old, wooden tables.
- Sand will be delivered after the spillway stops running.

- The bathroom at the equipment shed will be cleaned by Marley's Angels on May 26th, and then every 2 weeks through the summer season.
- We've been receiving reports of folks catching nice-sized trout this spring!

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

**Roads** – Major road rebuild is happening this week of May 15. Mag chloride is to be applied on May 21, if not sooner. Speed humps will be reinstalled in June at Starwood and Main, bottom of the hill by Tomczak home, at the top of the hill before Snowshoe and near the entrance.

**Utilities** – Eb Redford reported he is currently working with Barry and Mary Ann Bryant to document his Utilities Committee tasks.

**Water Supply Task Force** – No report.

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

- ❖ Collected bactis and delivered to San Juan Basin Health
- ❖ Spring Roads
- ❖ Equipment shed
- ❖ Sampling
- ❖ Roseberry
- ❖ Water tanks
- ❖ CCR's

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

During the month of May much time was spent grading Roads, all roads have been addressed. Weather seems to be in our favor at this time with moisture; roads have been prepped and are ready for mag chloride on 25 May.

Replaced the toilet in the Equipment shed and cleaned up the parameters. It is now in service and open to residents.

Received test results for lead and copper. Results came back within compliance; will need to do second series of testing within the next six months.

Contacted Roseberry Plumbing to replace 1 1/2 inch valve in the upper pump house that regulates well number four. The current valve failed and was leaking.

Assisted MDS in the installation of new vents at the top of each water tank; old ones have been removed. Upgraded ones have been installed. New ceiling tape was placed around the top of the hatch. I do not think that this tape will hold. I will most likely upgrade it with a vulcanized material.

Consumer confidence reports have been completed and will be posted on 22 May on the State Portal and at the mailboxes.

Upcoming Tasks:

- Post CCR's
- Apply road gravel and Mag. Chloride
- Service equipment
- Ready for summer water sampling

Ray Smith, FCR Caretaker  
05/20/2023

**Old Business**

- HOA legislation projects update – Via a motion duly made and seconded, the Board unanimously voted to adopt the previously reviewed and distributed updated governance policies to comply with Colorado legislation. These will be posted on the FCR website.

**New Business**

- Board recommended amendment to FCR Property Rental Policy – The Board has drafted an amendment to our current FCR Property Rental Policy to address short-term rentals. The Board unanimously approved the draft to be distributed to all members for input and comment prior to any further action. Mary Ann will email this information to members.
- Common Property Storage Shed – discussion. Both the Vittles Coordinating Committee and the Firewise Committee have expressed a need for centralized supply storage. A shed or container was suggested that could be located at the Equipment Shed. Terry Greiner will verify cost and delivery options. The Board unanimously agreed to budget for a storage shed or container to be presented to the members at the Annual Meeting as part of the Fiscal Year 2023-24 proposed budget.
- Parcel boxes at mailbox area – discussion. Due to an increase in packages missing from our mailbox area, Paulette Church suggested we provide some solar lighting (dark sky compliant) and a video recording device(s) at this area and perhaps at the fire station and entrance. The County Sheriff has also made this recommendation. Funds have been included in the proposed Fiscal Year 2023-24 budget and this topic will be discussed at the Annual Meeting.
- Legal Services Contract – Board vote. Mary Ann Bryant has identified a law firm that specializes in HOA community law (Altitude Community Law). The Board believes this service is important for legal consultation, when needed, and review of our State required governance policies. The Board received a proposal for services and, after a motion was duly made and seconded, the Board unanimously approved to contract with this law firm with a retainer program. Mary Ann will contact the firm to clarify some questions and will then proceed with processing the contract to be effective June 2023.

## **Announcements**

- Ranch Workdays – scheduled for June 3 and June 17 with potluck to follow – please plan to attend. Paulette also reminds everyone to turn in your fire mitigation volunteer hours to her.
- Annual Meeting - Saturday, July 8, 2023 – **mark your calendars and plan to attend; packets to be mailed to all members June 5, 2023**

## **Calendar of Required Board Actions in June:**

- Finalize budget planning for next fiscal year (BOD/Treasurer/Committee Chairs)
- Finalize Annual Meeting preparation and mail agenda/budget packet (Secretary)
- Collect proxies for Annual Meeting (At-Large member)
- Conduct and submit Ranch Caretaker performance evaluation (Liaison)

## **Adjournment**

The meeting was adjourned at 8:20 PM.

**The next regularly scheduled Board meeting is scheduled for Thursday, June 22, 2023, at 7pm via ZOOM. Members will be notified if this meeting is cancelled.**

**FCR's Annual Meeting will be held Saturday, July 8, 2023, at the Ranch picnic grounds starting at 9AM sharp. Potluck lunch will follow. Look for your meeting packet to be mailed early June. Please plan to attend the Annual Meeting or provide your proxy if you're unable to attend. More details to come during June.**

Respectfully submitted,  
Mary Ann Bryant  
FCR Board Secretary