

Approved

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

Thursday, July 27, 2023, at 7PM via Hybrid/Zoom

Call to Order and Roll Call – The meeting was called to order at 7:10PM by President Paulette Church. Board Members present: Mary Ann Bryant, Paulette Church, Robin Lucie, Mark Smith, Terry Greiner. Community members present: Charlie Simons, James Trammell, Eb Redford, Barry Bryant, Jim McCarthy, Andrew Yates, Joe Scarpino, Jessie and Ed Kileen.

Approval/Changes to the Agenda – Mary Ann Bryant added approval of Draft Annual Meeting Minutes to Previous Minutes; Paulette added water turnoff options for discussion to New Business. The agenda was unanimously approved as amended.

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 May 25, 2023 Board meeting minutes. The motion unanimously passed. A motion was duly made and seconded to approve the Draft July 8, 2023 Annual Meeting Minutes. The motion unanimously passed. Both minutes will be posted to the FCR website.

Presentation and Acceptance of Financial Report – Robin Lucie, Treasurer, reported that the third quarter financial report (as of April 30, 2023) is completed and will be provided for posting on our website. The July close-out should occur soon. Robin asked that any expenses incurred for payment this fiscal year must be submitted to her before July 31 for inclusion in this year's financial report. The current bank balances as of July 27, 2023 are: Operating \$80,301; Capital \$193,786; Grant \$30,002; total \$304,089. The Treasurer's report was unanimously accepted.

Committee Reports

Architectural Control – We currently have 11 open projects (not all currently active) on the Ranch.

Common Property – No report.

Dam – As of July 18, 2023, our lake was full. Falls Creek at Main was bone dry and about 2.5 million gallons of water a week was still flowing through the lake overflow system. After a wet spring, the spillway is finally starting to dry and so we have gotten a late start on summer

maintenance work. Thank you to Kern Rucker and his team for helping with much of that hard work. The dam looks good. A very good year for our lake.

Firewise Ambassador – We held our postponed workday on July 1st and focused on noxious weed removal. Twelve volunteers helped. We held our regular workday with lunch on July 15, again focused on noxious weed removal. At this workday we had 15 volunteers work on weeds and mitigation, while four from the Vittles Committee served a great lunch.

We are having the meadows mowed by a contractor. The grass is tall but not dense enough to bale, so we will be paying \$4,000, as budgeted, to have this done. This is considered matching funds for grants not reimbursable by grants.

Our next workday is August 19, and we need people to sign up in advance, so we don't run out of food for lunch! Signup will come out the week before.

The San Juan National Forest is being sued by the San Juan Citizen's Alliance in Durango and The Center for Biological Diversity in Tucson for a NEPA plan done in the Dolores District in 2021. This is preventing the collaboration that was planning work on the perimeter of Falls Creek and High Meadows from communicating – possibly for a year or two as the lawsuit goes through the courts. Thus, we need to work more on our perimeter to keep fire from entering the Ranch. I have applied for help revising our Community Wildfire Protection Plan and this new priority will be included in the revision.

The summer crew is busy burning bags and chipping up slash along the road. They are taking down marked and beetle trees, some approximately 80 feet tall. Both Ponderosa and Douglas Fir continue being attacked. Trees with active larvae or beetles are cut into sections and immediately removed. They are working on the area east of Falls Creek Main and north of Aspen so much firewood, oak and pine are available there for residents. Coming from the north is easier for removal of rounds.

Front Entrance – Jessie Kileen reported that this Committee feels they need a structural engineer to create the drawings for the concrete log foundations to get this project going. Jessie and Mark Smith will coordinate this planning.

Horses – No report.

Lake – We successfully added about 500 rainbow trout to the lake in the beginning of July. We thank the Vittles Committee, led by Jonni Greiner, for their work to create a delightful Independence Day party. We appreciate all our neighbors who joined us at the lake to celebrate together.

Neighbors have been respectful of large parties that have planned gatherings at the lake. Thank you all for being courteous in sharing the beautiful space.

Post-Wildfire Recovery Report – Mark Smith has contacted SGM and partners that worked on the Dyke Canyon crossing, since the solution installed failed during the heavy spring snow runoff. The engineer on the project is meeting with the County to discuss the new proposal and the cost. The riprap needs to be finished and it appears that two culverts may be a better solution.

Roads – We’ve heard good things about our roads this summer. Ray did another great job rebuilding Main, the best yet. Thanks to all of you who have been treating the roads gently and keeping the speeds down.

If you like the condition of Main, please come to the upcoming Town Hall and listen to a proposal from the Roads Committee to keep Main in that condition year-round. We will be discussing the possibility of chip sealing Main within our current budget.

Utilities – Mary Ann and Barry Bryant are continuing to work closely with Eb Redford to document Utilities Committee tasks in a water system informational manual. Peter Sangas is working with Eb to now manage the water meter reading/billing process. Water tanks maintenance has been completed; painting of the tanks will be scheduled soon; tank mixers were approved for the new fiscal year budget and will be ordered for installation prior to winter.

Water Supply Task Force – Mary Ann reported that our new south well is expected to be drilled sometime in September depending on the driller’s schedule. Chris Heine is coordinating this project.

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

- Collected bactis and delivered to San Juan Basin Health
- Vacation
- Ranch House
- Alpenglow project
- Tanks
- Well 4R
- Winery project
- Fleisch leak
- Volvo

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

Performed yard work around Ranch House will continue on back side and make ready for Fall, with thorough clean up and most likely a trip to the Landfill including debris at the equipment shed.

Took last week of June off for vacation. Stayed in La Plata and was able to get a lot of personal business done that was much needed. CHEERS!!

A leak was discovered at Alpenglow and Snowshoe Lane. When excavated the leak was identified to be within the 4-inch line providing water to a 4-inch fire hydrant. The hydrant was scheduled for replacement this year and FCR had the new unit on our shelf, so the upgrade to the area was re-plumbed main to and installed the new fire hydrant. Upgrade was also made to lot #9 (Autry residence) to accommodate new plumbing to the fire hydrant. All service is back online.

Assisted with Mobile Diving Service on repairs and inspections on both the upper and the lower tanks. Leaks have stopped. A report is to be sent to FCR.

Assisted Chris in replacement of batteries in the HOBO data system located in Well 4R; will place the upper system back in normal operations after monitoring samples are collected and once Chris has collected his data.

Worked the riprap that Winery failed to complete on Snowshoe for the 3-foot culvert to help eliminate erosion during spring run-off.

Assisted plumber at the Fleisch residence address a water leak within the home. FCR turned service on and off as necessary as repair was made.

Throttle cable to backhoe had failed. Called mechanic in from Power Equipment to make the repair. Half day disassembly, full day to re-assemble. Throttle is functioning however it is stiff.

Upcoming Tasks:

- Complete Annual Sampling
- Fix frost free hydrant in Big Rock Meadow
- Abandon frost free hydrant Horse Corrals
- Address Ranch House roof
- Collaborate with Mark Smith on new access to Tank NO.2
- Service equipment

Ray Smith, FCR Caretaker
07/17/2023

Old Business

- Board recommended amendment to FCR Property Rental Policy – any vote on a policy is tabled. Paulette reported that she consulted with our HOA attorney for proper language regarding short-term rentals. Any change for us must be a new or amended covenant; it may not be a policy due to legal enforcement concerns. The Board will draft new language, to be reviewed by our attorney, to be consistent with State and County definitions of a short-term rental. That definition will be any rentals less than 32 consecutive days are prohibited. In addition, our attorney advised that our current covenant #9 defining “single family occupancy” is no longer valid and we will need to delete that covenant. These changes will be made concurrently with new proposed

language provided to members as soon as possible. This update will also be provided at the July 29, 2023 Town Hall member meeting.

- Surveillance system – Paulette provided an update from the annual meeting discussion of surveillance system options being considered. She has consulted with the Sheriff and our legal counsel. Any system we may adopt will require a written policy clearly stating our intended use, locations, notification signage and authorized access to the system. One system is a cloud-based service that would provide the equipment, installation, programming, monitoring, firewall protection. The cost is \$250/month and would only be accessed as needed if a criminal situation occurred. Another system could be locally managed, closed system where we would provide the equipment and the data would be shared with law enforcement. Preferably, photos of license plates with date/time stamps are preferred for law enforcement purposes. The horse stable area would need a wider based system that could capture both vehicles and individuals for identification. Preferably, our system would only be shared with law enforcement if needed for any investigation. Resident feedback stressed a balance of cost and complexity of any system relevant to the level of realistic threat to the Ranch with resident privacy.

New Business

- Proposed chip seal of Falls Creek Main from entry to Oakcrest – Mark provided a brief overview of the proposal that will be presented and discussed at the July 29 Town Hall meeting for members. Concerns were raised regarding the quick timing for the need to decide and possible consideration for the entire Ranch road paving options with a membership vote. Mark stressed the priority of the Road Committee was to improve the first two miles of Falls Creek Main to address the dust and speeding concerns. The project would include 4-5 speed humps to slow speed while reducing dust and traffic noise. After discussion by Board members and residents present, a motion was made to approve the proposal for distribution to members for discussion. The motion passed unanimously. The option for future road work will be addressed at the Town Hall as well.
- Recommendation regarding AREM taking minutes at Board meetings – this topic was tabled. Paulette will send a member email requesting volunteer(s) to help with this need.
- Motorcycle proposal for storage – Andrew Yates provided a verbal proposal to have a shed or container installed on common property near the equipment shed or tennis court that could provide storage for member motorcycles. He proposed a maximum of perhaps five motorcycles for members only that would be recorded with the Ranch. It would be a secure, fire-safe structure that would be paid for by the users. Paulette requested that Andrew provide a written proposal to the Board for distribution to the members. Since this is using common property for personal use and a change in the use of some allotted common property space, this would require a membership vote.
- Water leak at a member's house – there was a brief discussion of a recent leak at a member's house. Discussion included if members could contact Mark Smith as Liaison to have Ray Smith turn off/on private homes' water supply at the meter. Eb Redford and Barry Bryant both responded that the preference is that owners turn off their home

water system whenever possible themselves when they leave town for any period of time. Owners should not turn off the water at the meter. That should only be done by Ray Smith or a Utilities Committee member. It was confirmed that if the owner is unable to do this, they may contact Mark Smith to coordinate this meter service from Ray. However, the owner is still ultimately responsible for having their water service controlled. The Utilities Committee has recommended that owners take steps to protect the integrity of their plumbing system. Owners may contact the Utilities Committee with questions.

Announcements

- Town Hall member meeting Saturday, July 29, 2023, 9-11AM to discuss chip sealing Falls Creek Main, Short-term rentals and Surveillance updates.
- The next Ranch workday is Saturday, August 19, 2023 with potluck to follow. Please attend. More info to be announced.
- Anyone using the Ranch grill is expected to clean it after each use.

Calendar of Required Board Actions in June:

- Mail annual assessment letters to membership, High Meadows Ranch, Stegner family contacts (Treasurer)
- Notify Ranch Manager and Payroll Dept of employee salary raise in writing (Treasurer)
- Post new BOD members list, annual mtg minutes, budget (via transition meeting minutes and via website) (Secretary/Webmaster)
- Update FCR Board email addresses as needed (Secretary/Webmaster/Justin Poehnelt)

Adjournment

The meeting was adjourned at 9:15 PM.

The next regularly scheduled Board meeting is scheduled for Thursday, August 24, 2023, at 7pm via ZOOM.

Respectfully submitted,
Mary Ann Bryant
FCR Board Secretary