

**DRAFT - FALLS CREEK RANCH ASSOCIATION, INC.  
SPECIAL BOARD OF DIRECTORS MEETING**

A special meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on April 15, 2019, beginning at 6:30 p.m. at the home of Jim McCarthy. Present were: President, Jim McCarthy; Vice President, Joan Heil; Treasurer, Robin Lucie; Secretary, Jennifer Waddill; Member at Large, Peggy Yotti Lynch; Member at Large Terry Greiner; and Member at Large/Special Projects, Susan Morton. Also present were Paulette Church, Phil Boroff, Chris Heine, Will Waddill, Sara Carver, Doug Parmentier, Eb Redford, Jim McCarthy (Deer Trail) and Mary Ann McCarthy; Jim Grizzard also joined the meeting at 7:25 p.m.

**1. APPROVAL OF AGENDA**

The agenda for the April 15, 2019, special meeting, after amending it to remove the approval of the March 27, 2019, Board of Directors Meeting minutes, which will be approved at the April 24, 2019, regular Board of Directors Meeting, was unanimously approved.

**2. MAJOR UPCOMING WILDFIRE MITIGATION PROJECT ON RANCH  
DISCUSSION**

Paulette Church gave the Board of Directors and others attending the meeting a presentation of the proposed Major Wildfire Mitigation Project. A summary of her presentation is presented below.

**Background**

Paulette explained that although we have done wildfire mitigation work on the west side of the Ranch, which resulted in firefighters keeping the 416 Fire from spreading to our homes and beyond, we have not done much work in the heart of our community and as a result, we are at great risk if there is a lightning strike, escaping fire pit embers or a structure fire within the Ranch. In addition, our community is still vulnerable from spreading wildfires, especially if a fire approaches from the south or southwest areas of the Ranch. Since wildfires or controlled burns are not an option to thin our dense pine stands and restore the health of our forest, we must remove poor pruning species and ladder trees, limb up all species to prevent fires from reaching crowns, if possible, and thin common property Ponderosa Pine forest to reduce fuel in the canopy. There are still many areas in the Ranch that have dense stands of pines, close together and the canopy of these pines can spread fire quickly.

Last year the Common Property and Firewise Committees identified and marked approximately 500 overcrowded ponderosa pines, on approximately 22 acres, to be removed from the heart of the Ranch, in line with our approved 2011 Community Wildfire Protection Plan (or 2011 CWPP), in order to help create a healthy forest and move toward a fire adapted community. After the trees were marked, residents had the opportunity to give input on the designated trees, resulting in some trees being left and additional ones being marked. James Grizzard, Chris Heine and Phil Boroff tried to find a logger to remove the trees at no cost to the Ranch, but they

had great difficulty as we had come in after other projects and area saw mills had limited capacity, therefore, and unfortunately, they could not find a logger.

### **Proposal for Current Project**

This year Phil Boroff and Paulette asked Jim Grizzard if he could try again to locate a logger to cut and remove the 500 marked trees. After much work, James was finally able to convince the most reputable logger in our region to take our logs at no cost to the Ranch, with work starting the third week of April. However, rather than 500 logs he needs 1,600 logs to fill his 25 truckloads, and could take more, possibly up to 3,000 trees. He will cut down, trim, and haul the logs, at his cost, to Grand Junction for processing into dimension lumber. In order to meet his needs, Phil, Jim, Chris and Paulette pulled up the map Chris Heine had generated for the 2018 Wildfire Preparedness Day meeting that shows the additional 70 acres of critical area in the heart of the Ranch where another 1,100 can be marked for cutting. The tagging of the additional 1,100 pines began in those additional 70 acres last week and will continue throughout the rest of this week. This larger project on a total of 92 acres (original 22 acres plus additional 70) is the one that currently needs Board approval. This represents removal of an average of 17 trees per acre on common property. The map also indicates the landing areas where the logs will be decked and loaded.

The current Wildfire Mitigation Project fits into our 2011 CWPP by accomplishing the following objectives:

- ◆ By actively thinning our common property Ponderosa Pines we help to improve the health of our forest;
- ◆ The remaining trees will benefit by reduced competition for nutrients and, more importantly, water; and
- ◆ A thinned pine forest reduces the fuel in the crown. Fires tend to bypass areas that have been thinned.

Smaller logs, branches and slash that are trimmed from the trees will be left in piles off the sides of the roads. Smaller logs and larger branches will be left for residents to take for firewood. Smaller branches and larger slash will be put into a chipper rented by the Ranch and broadcast onto the forest floor. Smaller slash will be hauled to the to the air curtain burner for burning at the appropriate time. Clyde recently purchased a 38 hp tractor with a grabber and rake and will help put this slash into the air curtain burner. All of this work will be done after Chet Waggoner, the logging contractor, has finished cutting and hauling away the trees. Hauling and chipping the slash will be done by FCR volunteers and a few paid seasonal workers. Paulette was able to secure a \$5,000 grant from the International Fire Chiefs Association to help towards the cost of the chipper rental and seasonal workers.

Chet Waggoner is the logger that has agreed to do this work. He and his son will be the primary workers cutting, trimming and moving the trees to designated landing areas. Both Chet and his son are professional sawyers. The general terms of the agreement with Chet, that still need to be finalized, are:

- ◆ Work/chainsaw use will be done between 8:00 a.m. and 5:00 p.m.;
- ◆ Work days will be Monday – Saturday (no work on Sundays);
- ◆ Stub height above the ground will be no more than 8 inches;
- ◆ A 5<sup>th</sup> wheel will be parked at the picnic grounds for use by Chet & his son;
- ◆ There will be one truck per day coming into the Ranch to haul the logs away (Mon-Sat);
- ◆ There will be approximately 25 truckloads taken, averaging about 60 trees each; and
- ◆ Penalty for taking a tree not marked is \$500 per unmarked tree.

### **Questions & Discussion**

The Board members and others present at the meeting asked various questions and discussions ensued. The primary items discussed are summarized below.

- ◆ Certificate of Insurance to be obtained from Chet Waggoner with FCRA named. Individual lot owners do not need to be named separately.
- ◆ There will be no outlay of money to Chet for cutting and hauling of trees on common property. In addition, we will not be collecting any money for the trees taken. The agreement made with Chet, and what the current market bears, is that Chet will do the work at no cost to FCR and he will recoup pay for his and his son's work after the trees are sold to the sawmill and the trucker is paid for hauling the logs.
- ◆ Lot owners may request trees to be cut on their private property for a charge of \$100 per tree with a trunk size 8 inches in diameter or greater and \$50 per tree with a trunk size smaller than 8 inches in diameter. It was proposed that, of the amount collected from lot owners, \$20 for trees greater than 8" and \$10 per tree less than 8" would go into an FCR Fire Mitigation Fund and the rest would go to Chet. However, there were liability concerns raised about having part of the funds go to the Ranch, so it was agreed that no monies would be held by the Ranch and the funds collected would go to Chet. Paulette will communicate to the community the process for requesting trees to be cut on private lots.
- ◆ The Firewise and Common Property committee members working on this project will notify lot owners, including those on the Ranch and those not physically present, regarding trees on common property that are designated to be removed which are adjacent to their lots, prior to removing the trees. In addition, it was requested that a communication log be kept listing each lot owner contacted, as well as how and when they were contacted.
- ◆ There was concern expressed about the possibility of cutting down up to 3,000 trees as that number had not been expressed prior to tonight's meeting. It was agreed upon that only 1,600 trees could be cut initially and if more were to be cut under this project additional Board approval would be required.
- ◆ References were obtained for Chet Waggoner from Doug Jones Sawmill in Grand Junction and Chet is known as one of the most reputable loggers in our region.

- ◆ The truck hauling the logs will only go to the designated landing areas, where the truck will be able to turn around. It will also cross as few roads as possible and will not cross any driveways except the Hicks driveway. No damage to roads is foreseen, but we will wait and see. Trees are not being cut further north than Oakcrest, so the truck will not go past that point.
- ◆ The logger will take Ponderosa, Fir and Spruce trees. He will also cut down Junipers but will leave those trees for firewood and they are not counted as part of the 1,600 trees to be cut.
- ◆ This opportunity to have our dense pine stands thinned is an important one and one that is not always available. If we pass this opportunity up it could be some years before it is available again, at no cost to the Ranch.
- ◆ The loggers work will be supervised by Phil Boroff, Jim Grizzard and Chris Heine.

### **3. BOARD VOTE ON MAJOR WILDFIRE MITIGATION PROJECT**

***MOTION & APPROVAL - Jim McCarthy made a motion to approve the Wildfire Mitigation Project presented by Paulette Church designating at least 1,600 trees located on community property to be cut, trimmed and hauled away. This project is in line with the approved FCR 2011 Community Wildfire Protection Plan. The number of trees to be removed may be increased with Board approval. FCR lot owners on property adjacent to trees designated to be removed will be contacted prior to removal. The work is to be completed by June 15, 2019. The motion was seconded by Joan Heil and unanimously approved by the Board.***

Jim McCarthy (Deer Trail) made an objection to the motion made; Jim McCarthy (BOD President) noted the objection.

Subsequent to this Special BOD meeting, on April 18, 2019, Paulette distributed an e-mail to the BOD requesting three changes to the items discussed at the Special BOD meeting, based on final negotiations with the logger, Chet Waggoner. The changes requested include:

- ◆ An extension of the deadline to complete the work to June 28, 2019, rather than June 15, 2019. The extension of time was requested because there will only be a two-man crew cutting trees, cutting will not start until April 24, 2019, at the earliest, and cutting of the trees will only take place Monday through Fridays.
- ◆ Extend the workday time that the cutting of trees can take place from 7:30 a.m. to 6:30 p.m., rather than 8:00 a.m. to 5:00 p.m. The longer workday was requested because there is only a two-man crew and the crew will only be working Mondays through Fridays.
- ◆ Reduce the penalty for not removing a designated tree that is larger than 6 inches in diameter to \$50 each, rather than \$100 each. Chet Waggoner also requested that we notify him if he misses removing a designated tree and that we give him a 10-day period to remove it.

*APPROVAL – A quorum of the Board approved the above noted changes via e-mail.*

#### **4. ADJOURNMENT**

The Board, by motion duly made, seconded and unanimously approved, adjourned the meeting at 8:25 p.m.

This document constitutes a true and correct copy of the minutes of April 15, 2019, Falls Creek Ranch Special Board of Directors meeting.

Respectfully submitted,

Jennifer Waddill  
Secretary  
May 14, 2019