

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

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on April 19, 2016 at the home of Peggy Yotti. Present were President, Jim McCarthy; Treasurer, Larry Hansen; At Large, Peggy Yotti and Secretary, Deirdre Heine. Vice President, Michael McQuinn attended via phone. Also present were Eb Redford, K Redford, Mike Hicks, Chris Heine, Barbara Belanger, Scott Southworth, Robin Southworth and Ed Kileen.

**1. APPROVAL OF MINUTES**

A motion, duly made by Jim McCarthy, to approve the minutes of the March 15, 2016 Board of Directors Meeting was seconded and unanimously approved.

**3. APPROVAL OF AGENDA**

The agenda was approved.

**4. LIAISON REPORT**

Scott Southworth reported:

The structural repair of the main bay at the equipment shed has been completed. The bay doors will be reinstalled soon and repairs to the leaky roof completed later this spring. As part of the ongoing shed clean-up, we sold the very old and rarely used Ranch truck and had the old back hoe hauled to the scrap pile.

The culvert work which has been completed should be considered part of ongoing process to improve drainage and protect our roads. This was a tough job as these culverts were jammed up with rock and debris and provided no drainage. Ten culverts were finished and ten were identified for future work.

Mag Chloride will be applied on April 20 and we will wrap up Spring roadwork (road work is never really done). The Road committee is searching for a cheaper, better, more environmentally friendly product to replace Mag Chloride. The line item in the new budget calls for Mag Chloride but what we really want are better more cost effective roads. The road committee will send out a notice the day before the Mag Chloride application.

As always, maintaining the FCR water system is an important and ongoing part of the work that our ranch manager, Ray, does on the Ranch. System monitoring, testing, reporting to Government Agencies, preparation of the Annual Consumer Confidence Report, system audits and responding to water emergencies are all part of the job. I was pleased that, this week, Ray

was able to respond, identify a water leak and work to resolve the issue before it got to be a big problem. Good Work.

We have submitted our 1<sup>st</sup> draft of budget recommendations for the coming year. Very little change from last years' numbers but it will certainly cost more to maintain Ranch Equipment than has been allocated in the past.

### **3. TREASURER'S REPORT**

Larry Hansen, Treasurer, reported:

- Projected end of fiscal year cash balances
  - a) Operating Fund: Now projecting approximately \$11,000 after taking into account \$8,000 for unbudgeted cost sharing on the air curtain burner (\$23,000 funded by grant) and other changes.
  - b) Reserve Fund: Now projected to be approximately \$89,000 after the cancellation of Well #4 project.
  - c) Grant Fund: \$9,449 carry-over balance.
- Past due accounts: One member (an unimproved lot) is still in default on payment of this year's HOA dues and nine months behind on paying water invoice billings. Our attorney has been contacted to place a lien on the property.
- The Budget for the 2016-2017 fiscal year was discussed at length. There are still figures that need to be established. The next step will be emailing the various Committee Chairs to finalize estimates for their individual budgets.

### **4. COMMITTEE REPORTS**

#### Fire Wise Ambassador

Paulette Church, Firewise Ambassador, reported via email:

Paulette attended four hours of required orientation training in March. She received valuable information that she will pass on to the Ranch that will help with future grant work.

Falls Creek Ranch was included in the article in the Durango Herald regarding our \$500 grant award from the National Fire Protection Association and State Farm Insurance. FCR was one of 4 recipients in SW Colorado and only 125 grants were awarded nationally. Paulette was contacted by the Regional Preparedness Liaison of FEMA to congratulate us and to ask for more information about our Wildlife Community Preparedness Day activities on May 7<sup>th</sup>. The liaison was impressed with all that FCR is doing and has asked for permission to promote our event as part of the America's PrepareAthon.

Chris Panawa and his crew from NRD began work along Falls Creek Main. His crew was asked to sort firewood of 3” or more from the brush so it will be easier to residents to gather for use next winter. Ranch residents were notified that any firewood this is in the slash piles, cut along the roads or stacked in the woods is now available. A coming conference will provide information on how to utilize wood generated by mitigation in manufacturing. Paulette has contacted a new firewood producing company in our area to see if we can reach an agreement by which they would remove a significant amount of firewood each year.

April 16<sup>th</sup> was our Annual FCR Firewise meeting and many of our partners were represented and shared in their praise of our work for the past 6 years as a Firewise Community and saluted those who worked for fire mitigation on the Ranch before this program existed. The large, enthusiastic turnout was impressive on so many levels and will be shared at the Fire Adapted Communities Annual Workshop by Pam Wilson, Executive Director of Firewise of SW Colorado. Many thanks to the many volunteers who helped plan and deliver a great meeting and workshop.

May 7<sup>th</sup> is the National Firewise Day. Plans will be finalized and communicated to Ranch residents this month. Firewise packets for new and newer residents are being prepared for Donna Hansen and Peggy Yotti to pass out and to be available when requested. The Firewise Committee has a formal liaison with the Common Property and Weed Removal Committee so we can coordinate our work and apply for grant funding. Paulette will prepare another grant application for fuels reduction that is due in May. In addition, she is working on another grant to trim and clear along County Road 205 at the entrance to the Ranch.

#### Architectural Control Committee

K Redford, co-Chair reported:

Nancy Peake and K have reviewed and visited on site all open ACC projects to provide updates. Included in the 8 open projects are three new projects currently going through the ACC process.

K will be resigning as co-Chair as of July 1<sup>st</sup> but will remain on the ACC. Jim McCarthy made a motion to accept K’s resignation and approve Mary Ann Bryant as the new co-Chair. The motion was seconded and unanimously approved.

The ACC is looking for volunteers to serve on the committee.

#### Beautification Committee

No new business

#### Common Property

Phil Boroff, Chairman, reported:

The slash pile was burned on April 16<sup>th</sup> with the help of several residents. The Common Property Committee is now in the process of reorganizing the area for more efficient use of our newly acquired air curtain burner.

### Water and Dam Committee

Mike Hicks, Chairman, reported:

#### **Lake Level, Water Calls and Flows**

Falls Creek is running the reservoir is spilling. No calls are in place either by Zink or the USFS.

#### **Pasture Irrigation**

The Thompson Ditch and Corral ditch were cleaned and opened for irrigation on April 11<sup>th</sup>. The Thompson Ditch quickly developed a leak in its eastern wall where it passes over the drainage culvert that passes under Falls Creek Main. A leak in this same spot caused the ditch wall to collapse last year. At that time a repair was made to the wall that did not hold. Ray Smith is to repair the wall with a permanent solution. Once the repair is complete, irrigation of the lower pastures will begin.

Thanks to John Turner for his help in cleaning the ditches.

#### **Native Cut Throat Project**

Due to a need to reallocate resources to the Hermosa Creek Native Cutthroat Project, the planned rotenone treatment for Turner Reservoir has been postponed until the fall of 2017. As a result, the planned Town Hall Meeting on the project will be postponed until the spring of 2017. While disappointing, the postponement will allow for another year of data collection on the reservoir which should lend to the overall success of the program. CP&W, as a consolation, will stock catchable sized cutthroat and possibly rainbows into the lake early this summer.

CP&W will place three gillnets in the reservoir on May 4<sup>th</sup> to collect data on the Cut Throat fingerling and brood stock placed in the reservoir last summer. The nets will be removed May 5<sup>th</sup>.

#### **Legal Opinion – Zink Agreement**

The legal opinion being prepared by FCRA's water attorney should be ready by the first week of May.

### Horse Committee

No new business

### Lake Recreation and Beach Committee

Barbara Belanger, Co-Chair, reported:

Barbara presented the new Lake Rules to the Board and will present the Committee's final proposal for approval at the May Board meeting.

### Road Committee

Ed Kileen, Chairman, reported:

March was a very busy month for working on both roads and culvert replacements. Less gravel was used than was in the current budget. Ten culverts were replaced.

We worked with the Ranch Liaison and Ranch Manager to forecast budget numbers for next year; within those numbers we are not only maintaining the roads within the Ranch, but we will continue to replace culverts that have failed.

We are scheduled for the Mag Chloride application for April 22. One Ranch resident has suggested we look at an alternative road treatment. The Mag Chloride had already been purchased for the current treatment, but we are looking into alternative treatments for its efficacy and cost. We will report our findings to the Board for their consideration when we have more information.

### Utilities Committee

Eb Redford, Chairman, reported:

#### **AWC/FCR Water Systems Connection Project**

A meeting was held Wednesday 04/13/16 at Denny Ehlers law office with members of the Utility Committee and a real estate broker named Don Ferris with the firm Keller-Williams at his request. We reviewed various pipeline routes under consideration including one crossing the Trimble Hot Springs property. The Trimble property includes a separate 55 acre parcel zoned for 3 acre lots which implies a maximum of 16 lots. They are interested in possibly sharing costs to install a pumping station and pipeline to feed both Falls Creek Ranch and their 16 houses with water from the AWC.

We informed Don Ferris we need to determine the cost and feasibility of the various routes under consideration and that no routing decisions or project approval to proceed have been reached by Falls Creek Ranch.

Some routes under consideration pass through Church Camp and the Forest Service fire exit road while other routes under consideration go directly from CO 203 property onto Falls Creek Ranch property and the existing water distribution system. The project requires access to the CO 203 road to connect with the AWC water system

### **Upper Water Tank Issues**

The water level sensor is periodically sending bad data. Ray Smith has cleaned off the transmitter, but problems still exist. This causes problems with the well pump turning on inappropriately. The sensor may need to be replaced.

## **5. OLD BUSINESS**

## **6. NEW BUSINESS**

Mike Hicks presented a white paper which will serve as a jumping off point for discussions regarding the conversion of Falls Creek Ranch Association from an HOA to a Metro District. A copy of the paper is attached in pdf form.

## **7. NEXT MEETING**

The next Falls Creek Ranch Board of Directors meeting will be held on Tuesday, May 17, 2016 at 6:00 p.m. at the home of Jim McCarthy.

## **8. ADJOURNMENT**

The Board, by motion duly made by Deirdre Heine, seconded and unanimously approved, adjourned the regular meeting at 8:30 p.m.

This document constitutes a true and correct copy of the minutes of the Board of Directors Meeting of the Falls Creeks Ranch Association, Inc.

Respectively submitted,

Deirdre Heine  
Secretary  
April 19, 2016