

**Falls Creek Ranch Association, Inc.**  
**Board of Directors Meeting – 10/17/18**

A regular meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on Wednesday, October 17, 2018 beginning at 6:30 p.m. at the home of Jim McCarthy. Attendees included: President, Jim McCarthy; Vice-President Mike McQuinn (via phone), Treasurer, Robin Lucie; Secretary, Susan Morton; Member at Large, Peggy Yotti Lynch (via phone); Member at Large, Terry Greiner. Additional community members present were Joan Heil.

**1. Approval of Minutes of 9/18/18 Meeting**

A motion duly made to approve the minutes of the 9/18/18 Board of Directors was seconded and unanimously approved.

**2. Approval of Agenda**

The agenda for the 10/17/18 meeting was unanimously approved.

**3. Liaison/Supervisor Report** – Mike McQuinn submitted the Operator’s Log via email as follows:

During the past work period tasks have been performed:

- \* Took two-week vacation
- \* Collected bacteriologic samples and delivered to San Juan Basin Health before the 15th of each month
- \* Completed compliance Annual Monitoring sample collection, delivered to San Juan Basin Health
- \* Accommodated Roseberry’s Plumbing with check valve replacement in treatment facility No.2
- \* Re-plumbed pressure tank on ranch house
- \* Completed proper forms for monitoring results, delivered results to residents involved, submitted results to state portal
- \* Assisted Chris with flood control
- \* Updated pump house logs
- \* Re-wired water meter readout for Heil
- \* Turned water off at owner’s request for Folsum and Kerzon
- \* Began Compliance Advisory - Lead and Copper Rule – Request for Information survey

The last task mentioned is pertaining to a letter Eb Redford received dated October 1, 2018. The letter outlines that FCR (and all other public water systems testing for Lead and Copper in the state) is to conduct a gathering of data for each house tapped into the system, documenting the address, year built, and plumbing materials used. This data will be added to a spread sheet and other required state forms, then submitted to the state health department. The audit is to be completed by January 10, 2019. A two-question survey will be sent to

each resident again requesting the address, date the house was built, and materials used for plumbing. A material list will be included, and Ray is willing to assist homeowners in determining the material used.

Mike also reported that Ray has been very responsive to the road crisis this week when the contractor was unable to start the job of fixing the potholes on the roads.

Mike updated the Board regarding contacting our insurance agent regarding the work we had done on water and flood mitigation and the activities and concerns about our neighbors below us. The insurance agency's lawyer has hired a water engineer to assess our work and that tour is happening this week. After the tour, we will get a report from the water engineer about the mitigation work. Generally, at this point, we seem to be in a solid position and no further water seems to have reached our neighbors below us after the last big rains. Mike commended Chris Heine, Clyde Church, Paulette Church, and James Glover for doing a great job.

#### **4. Treasurer's Report**

Robin reported there are 4 outstanding HOA assessments from the first half-year billing and that she is following up on them. Robin also mentioned that the interest-bearing notes were issued to residents for the easement purchases and the funds deposited and she gave a huge thanks to our "lenders". Robin indicated that total cash balance across all accounts (operating, capital reserve, and grants) is \$490,000 due to the recent collections for HOA dues and easement notes and since many residents paid the full-year dues so receipts in February will be much lower.

Robin stated that she has recently found that a local bank is paying 2% interest on savings and that we should consider moving our capital reserves into an account there.

A comment was made that Ed Kileen did a good job on pushing back on the bills for some recent road contract work done and was able to lower the amount due.

There was a discussion about ways to be sure that we account for water revenue and expenditures, Robin will research though our General Ledger account numbers allow for this type of view into the revenues and expenditures.

#### **5. Committee Reports**

Fire Wise Ambassador – Paulette Church provided a report via e-mail as follows:

James Grizzard has worked on contracting to have about 500 marked trees removed, branched, and decked to be hauled to a sawmill or fire wood producer. He is working to reach a cost-neutral contract or combination of contracts. Two new mills are opening near us and this gives us a chance to receive funds for our logs to cover harvesting and transportation.

In the meantime, Jim G. has had three loads of logs, including many beetle logs, hauled off the Ranch at no cost. These logs were cut down by the homeowner or members of this committee. The slash will be taken care of during our upcoming Chipper Weekend.

Any slash remaining at the sort yard after this coming weekend, will be buried by Ray and crew. It is mostly very wet material and large diameter logs and stumps that we cannot handle and that the County and City waste treatment people will not accept.

The southwest quadrant of the Ranch is now the most vulnerable and dense. This area is a focus after we remove the marked trees through the central corridor. We have had fires or extensive recent mitigation in the other areas of the Ranch and we will continue to monitor them for beetle trees, downed trees, and basic maintenance mitigation.

This committee is coordinating with the Post-Wildfire Recovery Team, the Common Property Committee, the Utilities Committee, the Road Committee, and the Beautification Committee. We have provided support to the Lake Committee when requested.

The National Fire Protection Association video is not out yet and I will get it to you ASAP. We continue to be recognized for our outstanding mitigation work prior to the 416 fire and several homeowner's associations and neighborhoods have asked for tours to see what we have done. In one case, Deputy Chief Black told a FireWise Ambassador who asked Durango Fire for recommendations to go look at FCR to see how a development in the Wildland-Urban Interface (WUI) should look. Many homeowners at FCR and High Meadows have thanked us for saving their homes and I always share the credit with those who began mitigation before the Valley Fire and all the thousands of volunteer hours our residents donate each year.

We may have a workday with Common Property later this fall depending on weather, but it will be more traditional work, such as trimming back brush at intersections.

I am so proud of our planning, our work, and our results. I am applying for the FireWise USA Certificate for 2019.

Post-Wildfire Recovery Team – Paulette Church provided the following report via email:

The Post-Wildfire Recover Team has made wonderful progress in addressing our mud, water, and debris flows. Our goals are:

1. Protect our roads and keep them open for emergency vehicles and residents.
2. Protect our water infrastructure, including pipes, wells, pump houses, chlorination system, and meters.
3. Protect other essential infrastructure provided by outside providers, such as electrical service, phone, and internet access.
4. Ensure that our work does not endanger any Falls Creek properties.
5. Slow soil erosion and debris flows as quickly as possible.
6. Maximize the absorption of water in our meadows to help with aquifer recharge.

7. Minimize the water flows downhill that can threaten our neighbors at Church Camp, Trimble, Red Ridge, and CR 203.

So far, we are meeting these goals and continue to work to improve our outcomes with each rainfall.

I was contacted by Laura Knapp of the National Resources Conservation Service (NRCS) office in Durango and she suggested that we may qualify for a different program than the one in which individual homeowners are waiting for a sponsor. It is the Highly Erodible Land Conservation (HELC) and Wetland Conservation (WC) program of the Farm Service Agency. Since we had hay harvested from our meadows for a few years, are finding buyers for our logs, and sell our white fir trees for the holidays, and have 840 acres set aside from development, we may be able to qualify.

There are three applications that are due by October 18th and I am currently completing them. Once we know that we qualify, we can propose projects. It would not address the roads, except for the water crossings as they are part of the erosion control plan. It would cover contractor planting, straw, wattles, and more contour logging on the steep areas. I would provide for expertise to help us evaluate what we have done and plan the next steps.

Laura and the NRCS team came to FCR for a tour and to provide feedback this past week. They had minor suggestions, some of which we were already planning. They wanted to see what we have done before they advise Church Camp and the people on CR 203 what to do to protect their property.

I asked the County Commissioners too late for their endorsement of our application for a mitigation grant from Colorado State FS and they already had 4 proposals from our county. This is highly competitive and perhaps the NRCS can defray some of the recovery costs and I search for more mitigation grants.

Architectural Control - No report

Beautification/Entrance - No report

Common Property – No report

Lake and Dam – No report

Horses – No new business

Lake, Recreation and Beach – Paula Mills report the following via email:

The Lake and Beach Committee will be scheduling a “winterizing the lake” work day in the next month. Date to be announced.

Robin Lucie suggested that we roll the Lake and Dam Committee into the Lake, Recreation and Beach Committee. There was some discussion around this change due to Mike Hick’s resignation from the committee. Scott Southworth immediately stepped up to volunteer for this position and has been working with Mike to transition information according to Robin. Robin also reported that Les Lynch has been training with Mike Hicks on the responsibilities required

for managing the dam and Les will continue to help with those responsibilities. The general idea is that it makes sense to have the lake and dam functions all under one committee but with Scott Southworth heading up the important efforts surrounding the dam and overseeing that function and being a co-chair with Paula Mills and Barb Belanger for the entire committee.

A motion was made to combine these two committees with three co-chairs, Paula Mills, Barb Belanger, and Scott Southworth to oversee the new committee and that Scott Southworth would be coordinating the lake and dam activities while Barb and Paula will coordinate the lake, beach and recreation portion. The motion was seconded and all approved.

After the Board Meeting, Susan updated the FCRA website to reflect this change and re-named the committee to: Lake, Recreation, Beach and Dam Committee and showed the different committee members.

Because of the suddenness of the change in the Dam Committee Chair, the Board neglected to formally thank Mike Hicks for his 5+ years of service as Dam Committee Chair and via these minutes, is now doing so.

Roads – Ed Kileen provided the following report via e-mail:

I fell behind on some my reporting duties, so I thought it best to catch up on the highlights from July-September so there is a record of work done.

July – In early July, the imminent fire risk to FCR was significantly reduced, but the mudslide risk had just begun. The roads began to take a beating with some significant water/mud events taking place north of Oakcrest on FCR Main. We worked with our road contractor (Justin McCarty) and installed four low water crossings along FCR Main (Dyke Canyon Trail, Mason Cabin, Oakcrest and just north of Oakcrest (next to Greenberg residence)). There was substantial off-road work done to properly direct water/mud to and through the low water crossings. We have gotten many rains since and the crossings have worked as designed and built with no significant property damage.

August – We completed road maintenance from Gate to Oakcrest with road contractor. We did more work along the low water crossings to keep flows moving correctly.

September - There were billing issues which we have addressed and corrected regarding mobilization costs (and time) when we have road contractor come to FCR for service. The mobilization costs are within the budgeted amounts (\$1,800 and \$3,200) for standard road service and can be billed at a max of 2 hours (\$125/hour = \$250) for any other work needed on the Ranch. We received more moisture at the end of September and into early October which greatly degraded the roads (pot holes) and we just completed a much-needed road maintenance this week.

Of course, there are many more hours that have been spent (big hat tip – Mike McQuinn) in coordinating, working, and executing the post-fire work. As we said at the Annual Meeting, we are going to continue to monitor and repair necessary road issues as they arrive and after

the Spring melt, we will conduct a more comprehensive analysis with recommendations on both long-term repairs and maintenance.

There was some discussion about various aspects of road work including: the goal to keep our expenses down and work with what we have because more flooding is to come; the need to open up the bar ditches more towards the north end and to continue to deal with accumulating mud; the need to work on low water crossing with Ray so that they are accessible during snow removal and mud/debris flow.

Utilities - No report

### Water Supply Task Force

Susan Morton reported that an organizing meeting was held with the core team members which includes: Eb Redford, Barry Bryant, Mary Ann Bryant, Jim McCarthy (Main), and James Glover. The group organized the project into 5 pieces of work with leads as follows:

1. AWC Pipeline Final Design – Lead, Eb Redford
2. Water Management – Lead, Barry Bryant
3. Current Aquifer Assessment and Review of Alternatives – Lead, James Glover
4. AWC Due Diligence – Lead, Susan Morton
5. CDPHE (Colorado Dept of Public Health Environment) – Lead, Mary Ann Bryant

The above are short-term goals and as the project continues, more pieces of work will be developed and assigned to team members.

Susan also stated that she is working with Clint Keith to come up with a centralized place to store project documentation so that the team and all members of the community can keep up with this important effort. The next meeting of the Core Team is October 30, but meanwhile, the team members are working with their sub-teams to move the work along.

Jim McCarthy indicated that he and others had a telephone conversation with the recommended water attorney, Steve Bushong, and got a lot of very useful information when considering our alternatives. Jim also mentioned that James Glover continues to pin down data from our existing systems and thinks that current water sources are very good, especially if we have a good snow year. In addition, Jim reported that Tom Allen gave a great presentation on the design/build concept as we consider further construction. Robin indicated that she will talk further with Mary Ann Bryant about financing alternatives for design/build or design/bid/build.

### **6. Old Business:**

No old business discussed.

**7. New Business:**

Susan Morton reported that Mary Ann McCarthy, elected by the membership and appointed by the Board to the Secretary's position, has resigned and that a search is on for a volunteer for this important role. Meanwhile, Susan will perform the Secretary's duties.

**8. Next Meeting:**

The next Board of Director's Meeting will be held, Wednesday, 11/28/18, at Susan Morton's home at 6:30 p.m. There will be no December meeting.

**9. Adjournment:**

The Board, by motion duly made, seconded and unanimously approved adjourned at 7:48 p.m.

**10. Executive Session:**

As allowed under Governance Policies - Notice and Conduct of Board Meetings - Section 3.14 (a)(i) matter(s) pertaining to employees or officers. The gist of the Executive Session was to discuss potential candidates for the open Board Position.

The Executive Session adjourned at approximately 8:05 p.m.

This document constitutes a true and correct copy of the minutes of October 17, 2018 Falls Creek Ranch Board of Directors' meeting.

Respectfully submitted,

Susan Morton, Secretary  
October 29, 2018