

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

A meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on August 8, 2019 at the home of Paulette Church.

1. CALL TO ORDER/ROLE CALL

President Paulette Church called the meeting to order at 5:38 p.m.

Board Members Present: Paulette Church, Les Lynch, Susan Morton

Board Members Absent: Joan Heil, Terry Greiner

Community Members Present: Diane Brady, Roger Miller, Mary Ann Bryant, Barry Bryant, Phil Boroff, Mark Smith, Chris Heine, Peggy Lynch, Clyde Church

2. APPROVAL OF AGENDA

The agenda for the August 8, 2019 meeting was approved with the following changes:

1. Add LPEA work to New Business
2. Add dumpster concerns to New Business
3. Add lake guest tags to New Business

The Board Members present were surveyed for conflicts of interest and none were found.

3. COMMENTS BY COMMUNITY MEMBERS

Mary Ann Bryant provided handouts to the Board from the State of Colorado outlining “rights and responsibilities for better communities” and “management considerations and tips for HOAs”.

Mary Ann Bryant also pointed out that since the Board has new members, it would be a good idea to review something she had developed when she was President of the Board which is a calendar of events and reminders.

Action Item: Susan Morton to locate this and pass on to the Board

Action Item: Board Members to review this calendar, adjust as needed, and consider whether to make it a standing agenda item

Mary Ann Bryant reminded everyone about FCRA’s need to keep records that are compliant with CCIOA (Colorado Common Interest Ownership Act). Mary Ann mentioned that how we house these records might need to be looked at, e.g., can we house them electronically rather

than physically, etc. Mary Ann also stated that she had previously sent an email to Paulette about needed records and that many records are missing, like Property Transfer Forms that are needed by several FCRA volunteers.

Action Item: Paulette to review Mary Ann's email to see what needs to be done to complete records

Action Item: Les Lynch to determine process/flow for Property Transfer Forms and ensure these get to FCRA volunteers in a timely manner

Barry Bryant remarked that there are concerns about the use of Next Door to discuss FCRA business and who might have access to that. Barry also indicated a new person is managing the uploading to the website and he feels they need guidance since they are relatively new to FCRA.

Susan Morton indicated that she has been working with Jackie Zimmat who has taken over the uploading to the website and that Jackie has some great ideas and that FCRA is fortunate to have someone with Jackie's talent and skill set to work on the website. Susan also reported that Jackie plans to do a mockup of any changes she or other residents would like to have and will bring those to the Board at a future date.

Action Item: Susan to talk to Jackie Zimmat about website changes and potential Board presentation and to continue to monitor content

Paulette reported that several FCRA residents have volunteered to take photographs for the website. Mary Ann Bryant indicated that she had provided numerous photographs which Susan Morton reported have been turned over to Jackie to refine the "Photographs" section of the website.

4. APPROVAL OF PREVIOUS MINUTES

The minutes for the July 22, 2019 Special Board Transition Meeting were unanimously approved.

5. PRESENTATION AND ACCEPTANCE OF FINANCIAL REPORT

Les Lynch, the new Treasurer, indicated that he is meeting with Robin Lucie this weekend to transfer over the Treasurer duties, so an updated financial report will be presented at the next Board meeting.

Paulette Church also indicated that new signature cards were signed at the bank; Paulette Church and Susan Morton have been added.

6. COMMITTEE REPORTS

FireWise

Paulette Church provided the following report via email:

- Waggoner Timber Services, LLC and CW Timber and Iron, LLC: This crew continues work on Aspen and moving south in the area of Rock Ridge and southern portion of Snowshoe. They have removed about 25 loads of logs to date and plan to continue work along Falls Creek Main and area north of Aspen soon. Volunteers and summer help will continue to clean up after the loggers using rented chippers and our air curtain burner, now in the slash yard. Their work will help us catch up with our planned thinning project as outlined in our Community Wildfire Protection Plan.
- Slash Yard Is Open: Now that the springs have decreased in runoff, the slash yard has dried out and can be used to deposit slash and bags of pine needles and pinecones – NOT ROCKS! Doug Parmentier and his crew have begun burning in the early mornings. He plans to burn one pile of slash in the yard this winter to catch up on slash removal.
- Paper Leaf Bags for Pine Needles and Cones Are Back: We ran through our 750 bags for pine needles, so we purchased an additional lot of 375 bags. They are available at 400 Oakcrest Dr, under the roof and next to the garage for easy pick up. About 90 have already been picked up, so come soon as these are preferred to plastic bags in the air curtain burner. Pine needles and other flammable materials are the biggest threat to homes when embers fly from a wildfire, so please maintain a 6 to 10 ft. hazard-free perimeter around your home.
- Fire Adapted Assessments: Staff from Wildfire Adapted Partnership will be providing complimentary assessments to 9 lot owners the last week of July and they will be eligible for funds from the Cost Share Program. If you would like to plan an assessment, contact them at www.wildfireadapted.org and look for the Cost Share and Chipper Rebate Programs.
- Beetle Trees: We have many beetle trees this year due to the limited time we had last year to cut them down and have them removed quickly. Phil Boroff is working to identify them, cut them down, and have the loggers take them to the mill that wants the blue stain ponderosa for dimension lumber and siding. If you see a ponderosa that is turning brown, please give Phil a call (701-818-4618) to have it checked. There are other reasons for the pines to die but this is the most common reason at Falls Creek.

Chris Heine commented that the Waggoner Timber Services have found a market for cottonwoods, so FCRA may be able to cut down some of the nuisance cottonwoods.

Post Wildfire Restoration

Paulette Church provided the following report via email:

- MONSOONS ARE HERE - We had serious damage to north Falls Creek Main due to a brief heavy rain of about 4/10" so are working to redirect some of the flow from the burn

area toward the meadow. Work is planned to “harden” our culverts and low water crossings so they can be maintained by equipment, staff, and volunteers on the ranch. These storms will continue for some weeks, so be vigilant when clouds are threatening, or you are experiencing heavy rains. Watch from Doug’s texts about road damage or areas to avoid as repair work is done. When he is gone, we have no backup for the texts but you should get warnings from the County’s Code Red program if you registered your phones.

- **UPDATE ON NRCS** - The County and NRCS have contract with SGM Engineering (SGM) to build engineered wildfire recovery structures to limit or reduce damage from the water and debris flows from the 416 fire. They are currently working in Tripp Gulch to our north but plan to be in Falls Creek working with homeowners who received NRCS reports and gave permission to enter soon. The County has found funding to pay for 87.5% of the work done on individual lots rather than just the 75% initially reported. So far, we have not been able to receive funds for the infrastructure work we have done on roads and in common property.
- **EMERGENCY RADIOS** - The Mock and Clark families have donated 8 professional digital radios to the Ranch for FireWise and Wildfire Recovery emergency communication. Each radio has been placed strategically with a Ranch volunteer and an alternate for when they may be gone during critical times, such as our monsoon season. These radios reach across the Ranch so volunteers and staff can address emergencies, even when cell towers are overloaded and phone lines on the Ranch may be down. The base is with Paulette Church (970-946-4856) or Terry Greiner (970-818-2880) when she is gone. If you see damage or significant water flows from rains, please contact Paulette or Terry to activate the emergency communication network.
- **SANDBAGS** - We have a full pallet and a partial one of donated sandbags on the corner of Dyke Canyon and Main. Feel free to use them if your home may be threatened.

Architectural Control – Mary Ann Bryant reported via email that there are currently 14 open projects.

Beautification/Entrance

Marge Rebovich provided the following report via email:

- Committee members are evaluating cost and efficacy of organic/nontoxic options for weed and pest management.
- The Garden Guide will be made available to residents on the website this week and plans are being made to have Grand Opening event at the gardens soon.
- Nancy and Marge, Co-Chairs, have proposed to committee members that the ugly berm/ditch at end of Ranch house driveway be our next project. Stay tuned while members consider this.

Common Property

No report was submitted, but Paulette report that Phil Boroff is working on weed mitigation which includes some spraying and some pulling. Phil chimed in, “if you see something, pull

something”. Paulette also reported that she is working on a grant to pay for chemicals and labor for further mitigation and she stated that it’s best for weeds go into paper bags for burning at the Air Curtain Burner.

Lake Recreations, Beach, and Dam

Paula Mills and Barb Belanger provided the following report via email:

- Dam Report - On Thursday 7/25 we had our Annual Dam Inspection. Matt Gavin, Dam Safety Engineer with Colorado Division of Water Resources conducted the inspection, and FCR was represented by Less Lynch & Scott Southworth. The formal inspection report will be available in a couple of weeks and we expect to receive, as we have in the past, high marks. To make a long story short, our Dam is well designed, constructed & maintained. It functions exactly as intended and FCR has a great long-term working relationship with Dam Safety personal at the State. Hats off to a long line of FCR volunteers who work to maintain our lake & dam.

We expect this report will recommend, as it has in the past with continued vigilance in our battle against gophers & excessive vegetation. The maintenance work we did in weeks leading up to the inspection was “Spot On” and Matt indicated we are to continue these efforts. We should absolutely include money in this year’s budget for “Dam Maintenance” (estimate \$2,000) because it is imperative that we properly care for this incredibly valuable asset.

We are in the process of refining the Emergency Planning document and are returning it to Matt for his blessing before we print & distribute to interested parties.

- Lake Report - The Lake is very busy this summer with our beautiful weather and awesome water conditions.
- Maintenance Items are:
 1. All boats have now been registered. However, if there is a watercraft mislabeled or any member needs a new registration decal, please email Barbara Belanger with type of craft, make, model, color and any unique markings.
 2. There are a few designated boats as “FCR Shared” and are located on the noodle line at the main beach. If you use these boats, enjoy, but please, please return them to the noodle line and attach them to the permanent leashes.
 3. The ladder on the adult raft is being replaced. It has suffered significant damage.
 4. We plan to mow the main beach – the grasses are growing like weeds.
 5. We are placing signs at the dog beach describing areas of parking and “poop” pick-up. We are adding another dog poop bag dispenser to facilitate easy poop pickup. Additionally, we are repairing/replacing existing signage.
 6. Looking into some nontoxic spraying or bag traps for mosquitos, bees and flies at the beaches.

7. There is a beehive on the trail between the main beach and boat launch area. We have contacted a bee expert to remove it.
 8. Finally, a shout out of thanks goes to the anonymous donor of the hammock at the boat launch area. It is lovely.
- New Projects:
 1. In early August, a new paddleboard rack will be constructed at the boat launch area.
 2. We are in discussion about a party for the membership at the lake. More to follow.

Roads

Ed Kileen provided the following report via email:

In the month of July, we continued to water the roads which has made a significant difference in keeping the dust down and lengthening the benefit of the Mag Chloride we applied to the roads.

We also installed the two speed bumps (discussed with BOD previously and with Membership at Annual Meeting) on Falls Creek Main after finalizing specific locations with the closest adjacent neighbors. Our goal is to remind everyone that drives in Falls Creek to drive the posted speed limit (25 mph on FCR Main) – this includes residents, visitors and contractors.

There have been some heavy rains that have brought more debris and mud down from the burn area and we are coordinating with the Post Wildfire Restoration Committee to address specific areas and issues that have impacted our roads. This work is anticipated to take place in August.

Lastly, we recruited our newest member, retiring Board President Jim McCarthy as our newest member on our Committee – welcome to Roads, Jim!

There were comments by residents attending the Board Meeting regarding reminding High Meadows Ranch residents as well as FCRA residents how important driving the speed limits at FCRA are.

Utilities

Eb Redford provided the following report via email:

- SCADA System Maintenance: Solar system batteries for the two water tank SCADA systems were replaced by Ray Smith with the help of Phil Boroff and Chris Heine.
- Water Tanks Repair Projects: The Lower water tank has some minor leaks. A price quote of \$3,500 was received Marine Diving Services to repair the leaks. The quote was

approved for them to proceed. This repair is not yet scheduled but should be completed within the next two months.

- **Water Billing System Base Rate Increase:** As a reminder to the Membership, the Monthly Base Rate was increased from \$25/month to \$50/month as part of the 2019/2020 fiscal year budget “approved” at the Annual Meeting. The August water invoices will reflect this change.

Water Supply Task Force - Susan Morton reported via email that Mary Ann Bryant is assuming leadership of this committee.

7. RANCH LIASION REPORT

No report.

8. NEW BUSINESS

LPEA Work

- Chris Heine spoke to the damage from the last flood to the LPEA main box at the Greenberg ditch. LPEA is doing something temporary here with a more permanent fix after FCRA does a more permanent fix on the Greenberg ditch. This work will require a temporary outage for 4 houses near this ditch for one day.

Low Water Crossing Work

- Chris Heine and Mark Smith discussed the additional work needed to be done at the low water crossings in FCRA. Some materials discussion was had as well as entertaining member questions. Chris and Mark and the rest of their team will bring a proposal and budget to the Board for the next meeting. Attached along with these minutes are some details about their preliminary work.

Action Item: Chris Heine and team to bring a proposal with costs to the next Board meeting

Action Item: Susan Morton to make this an agenda item for the next BOD meeting

Water Leak Billing Policy

- Paulette Church started this conversation to remark that previous Boards had held Executive Sessions to determine how to handle extraordinary resident water leaks. While it appears these were handled consistently, Paulette stated that she wants an official, published policy that we follow.

Barry Bryant addressed the Board and stated that the Utilities Committee needs to formulate a proposal for the Board to vote on and plan to do this by the next Board meeting. Some discussion followed regarding preliminary ideas.

Action Item: Susan Morton to make this an agenda item for the next BOD meeting

Action Item: Utilities Committee to present a proposal to the Board at their next meeting

Dumpster Concerns

- There have been several issues surrounding the trash and recycling dumpsters lately and Paulette Church asked if we should ask volunteers to focus on managing the dumpsters. Paulette indicated that she wants to talk with Ray about this and to pull together a team to monitor this location.

New resident Roger Miller volunteered to add a missing arm to the newest trash dumpster.

Action Item: Paulette Church to talk with Ray Smith and gather a volunteer group to monitor the dumpsters

Action Item: Roger Miller to add a missing arm to the newest trash dumpster.

Lake Usage/Tags

- There was some discussion that contractors should NOT be allowed to use our lake, but that special permission has been given to the loggers to be able to use our lake.

Action Item: Peggy Lynch will get a guest pass to Phil Boroff who will pass this on to the loggers to use

High Meadows Agreement

- There was some discussion about the High Meadows agreement and their request to pay more to use the lake. Mary Ann Bryant emphatically stated that we have a written agreement with High Meadows and that should only be modified carefully and would have to be filed with the County. Mary Ann stated that all Board members should be familiar with this agreement.
- Some discussion occurred around the need for High Meadows to have stickers on their cars since they do use our roads and trash dumpsters.

- Some discussion occurred around the need to look at our agreement with the Stegners (Watson).

Action Item: Paulette Church will meet with the High Meadows President, Chris Gann, to discuss.

Action Item: Paulette Church to determine if a Board work session is needed to discuss the overall agreements with High Meadows and the Stegners (Watson).

9. OLD BUSINESS

Church Camp Easement

- Peggy Lynch provided an update on the status of the Church Camp easement. In addition to what has already been agreed to, FCRA has asked for a hiker/biker/equestrian gate to the side and Church Camp has agreed to this. The proposed easement needs to be updated to reflect this language. This gate will be on the West side of the existing auto gate and includes items like the gate is to be no wider than 3' and FCRA will pay for a combination padlock for the gate.

Action Item: Peggy will work with others at FCRA to get a design and cost and will change the language of the draft agreement and then come to the Board for approval.

10. NEXT MEETING

The next meeting will be held in the home of Paulette Church at 5:30 p.m. on September 12, 2019 at 400 Oakcrest Drive. All members are welcome to attend. Committee reports are due on 9/2/19 and the agenda will be noticed to the membership on 9/5/19.

11. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the meeting at 7:04 p.m.

This document constitutes a true and correct copy of the minutes of August 8, 2019, Falls Creek Ranch Transition Board of Directors meeting.

Respectfully submitted,

Susan Morton
Secretary
August 17, 2019

Summary of Action Items by Person:

All Board Members:

- Review the calendar of Board reminders, adjust as needed, and consider whether to make it a standing agenda item

Barry Bryant and Utilities Committee:

- Present a billing proposal for extraordinary residential leaks to the Board at their next meeting

Chris Heine and team:

- Bring a proposal with costs to the next Board meeting for low water crossings

Roger Miller:

- Add a missing arm to the newest trash dumpster

Les Lynch:

- Determine process/flow for Property Transfer Forms and ensure these get to FCRA volunteers in a timely manner

Paulette Church:

- Review Mary Ann's email to see what needs to be done to complete records
- Talk with Ray Smith and gather a volunteer group to monitor the dumpsters
- Meet with the High Meadows President, Chris Gann, to discuss changes to High Meadows agreement
- Determine if a Board work session is needed to discuss the overall agreements with High Meadows and the Stegners (Watson)

Peggy Lynch:

- Get a guest pass to Phil Boroff who will pass this on to the loggers to use
- Work with others at FCRA to get a design and cost and will change the language of the draft agreement and then come to the Board for approval

Susan Morton:

- Locate calendar of Board reminders and pass on to the Board
- Talk to Jackie Zimmat about website changes and potential Board presentation and to continue to monitor content
- Make low water crossing proposal/budget an agenda item for the next BOD meeting
- Make Utilities residential water leak policy an agenda item for next BOD meeting