

MINUTES  
FALLS CREEK RANCH ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
June 19, 2012

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on June 19, 2012. Present were: President, Mary Ann Bryant; Vice President, David Rohdy; Treasurer, Jim Wallace; At Large/Asst. Treasurer, Kelly Lupton. Secretary, Becca Steinbach was not present and David Rohdy took meeting notes in her absence.

An Executive Session was held from 1:00-2:00 pm to discuss water rights litigation. Jim McCarthy, liaison for the Board to the FCR attorney concerning water rights, gave an update of the litigation status.

The Regularly Scheduled Meeting started at 2:00 pm. Byard Peake, Judy Winzell, Jim Winzell, Barney Anderson and Nick Ritcher joined the meeting at this time.

1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the May 31, 2012 Board meeting were approved as submitted.

2. LIAISON REPORT

Byard Peake, Liaison, reported that both horse corrals and the lake meadow were irrigated for one month, per our water rights.

Ray Smith submitted the following report via email:

**Task's performed:**

Got Billy goat brush hog and tree trimmer serviced and ready for clean-up day, met with Eb on new operating procedure and data collection. Completed and delivered Consumer Confidence Reports, investigated leaks about the ranch. Was advised of high usage in the Knudsen home, after investigating found a leaking toilet to be present once isolated it appeared to stop the usage within the house. A faulty water softener was discovered at the Kovac residence, once isolated usage seemed to have stop. I was advised of high usage at the Fliesch residence, they have just returned to the home and some activity prior to their arrival may explain high usage. (Spa people, cleaning people, Gardner, etc.) I monitored the meter and found no sign of a leak; I then explained that if the spa people let the hose run on the ground for an hour that could easily add up to 600 gal. Not implying that happened just giving an example of how water usage can add up quickly. Byard mentioned in passing allot of activity has been taking place at the stables and we might want to look at the usage there as well, I felt that to be a good idea, piled slash, began making Zetor and brushing ready for mowing.

**Upcoming tasks:**

- Meet with Eb on Data collection procedure, and operations due to new rule on

disinfection

- Ready Zetor and brush hog for mowing
- Continue clean up in and around equipment shed
- Attend water class in Durango on July 12
- Exercise well #4
- Prepare for Annual monitoring sample collection

### 3. COMMITTEE REPORTS

#### Architectural Control Committee

No report.

#### Beautification Committee

No report.

#### Common Property Committee

The following combined report for the Common Property and Firewise Committees was presented by Chairpersons Jim Winzell and Judy Winzell:

#### **Firewise Day Meeting, 2 June**

- Received good feedback from residents
- 38 attendees for 2 hours at \$21.36 per hour (\$1,623.36)

#### **CWPP Project Status on Common Property**

- Reimbursement delay is due to a government administrative reorganization.
- **Project 1a:** CSFS ESF Grant, \$4,230 for mowing large parcels of oak brush
  - Awaiting partial reimbursement from the CSFS (\$1,467.50 submitted 4/23/12)
  - Remaining 5.88 acres still needs to be completed
- **Project 7.0:** Anchor a fuel break to the north meadow on the east side
  - Completed
- **Project 8.0:** CSFS Fuels Mitigation Grant, \$20,000
  - Awaiting partial reimbursement from the CSFS (\$15,525 submitted 23 April 2012)
  - ½ acre remaining to be completed; neighbors are being contacted in the mitigation area located east of Meadow Ridge on Snowshoe

#### **Grant Status**

- Continue to await award announcement for the 2012 USFS “Stevens Grant” Community Wildfire Protection Program (\$128,016)
- Still wait for award announcement for the CSFS Colorado Forest Restoration Pilot Grant Program (\$50,000)
- Next CWPP meeting 28 June

## **Other CPC/CWPPT Business**

- Spring Clean-up/Mitigation Day Summary
  - 62 participants, 236 hours, \$50,040.96
  - 5 crews: stop sign, along Main, barns, valley behind Rohdy, lake, trails
- Residents continue to mitigate on their own property.
- Per Tony Harwig's comment during the Firewise Day meeting, the dry hydrant will be repaired asap.
- The deadline for residents to collect wood remaining from mitigation treatments was 15 June. The logs are being removed from the Ranch.
  - If grant dollars are awarded, additional wood for residents' personal use will be plentiful
- Beetle trees, dead trees and hazardous vegetation continue to be identified; these will be taken down and removed from the Ranch.

## Dam Committee

No report.

## Firewise Ambassador

See combined report above, under Common Property Committee.

## Horse Committee

Committee Co-Chair Carol Ritcher submitted the following report via email:

- The second horse shelter (loafing shed) has been completed.
- Because of the moderate drought we have posted a new grazing schedule for the horses. This will reduce the impact on the pastures.

Nick Ritcher and Barney Anderson reported the following at the meeting:

- Based on the current conditions of the pastures, even further restrictions have now been placed on grazing.
- New corral fencing has been purchased.
- The Horse Committee is fine with the proposed lease agreement, with one remaining question about how to accommodate FCR resident's access to the slash pile and the lake trail.
- The committee asks for assistance in putting some road base or mag chloride on the road to the slash pile to help with dust control.
- Lastly, Nick reported that Carol Ritcher has asked that we tell the FCR membership their desires for the horse corral area: "Keep it warm, welcoming and friendly – come play horseshoes and have a glass of wine with us!"

Mary Ann asked the Horse Committee to provide suggested language to modify the draft lease agreement. Barney will discuss with Mary Ann who will then share with the Board and the Ranch attorney for finalizing.

## Lake Committee

No report.

### Road Committee

Chairman Barry Bryant submitted the following report via email:

We completed the realignment of the drainage channel upstream of the big culvert near the top of the big hill on Main. Hopefully this will improve the line of drainage and protect Main from washouts. Only Mother Nature and Father Time will tell. Cost was \$1750, discounted from the \$2000 estimated.

We are getting some washboarding on the big hill and other areas. Can't really work on it without moisture. That means either wait for rain or rent a water truck. Given the budget issues I'm waiting for rain...

There was a subsequent discussion during the meeting among the attendees about ways to wet down the washboarded areas on Main, without renting a water truck.

### Utilities Committee

Co-Chairman Eb Redford submitted the following report via email:

I was able to migrate most of the historical SCADA data from the old PC / system to the new PC / system (we upgraded the SCADA software version as part of the hardware replacement project due to the 2004 vintage PC starting to die).... I still have some more to migrate, but will complete that work when I return from my business trip next Sunday.

We do have SCADA data going back to late 2003. Some of the well #2 level data is bad around 2005 when the well water level sensor was failing and providing inaccurately high level readings. I also found the original Ray Turner spreadsheet which goes back to the 90's, but I need more time to try and understand the data. I will put together a graph showing well levels during summer months on a year by year basis to analyze our current water supply situation relative to more "normal" years. I don't think there is any way to "measure" the amount of water we have in our aquifers. Perhaps the best we can accomplish is a comparative analysis of winter levels vs. summer levels to develop an "average" level over different winters and attempt to infer our current situation. We should also be able to obtain the snowpack data / graphs shown by the Forest Service at the Firewise Meeting.

### **Water Usage**

High water usage on the lower water system was observed 10 days into the month of June. One evening the system was consuming over 900 Gallons per hour at 3am.

The water meter team was called on to take another set of readings for the lower system 10 days after the normal monthly reading cycle (which also showed high usage for several homes during the May-June meter cycle). The additional reading cycle showed that several users were using excessive amounts of water including one user consuming over 1700 gallons per day. While the usual culprit for high usage turns out to be a leak in a home of some kind (such as leaky toilets, water softener systems run amok, etc) several homes were found to be doing excessive outside irrigation. The Board President emailed the four highest users and conveyed the board/ranch concern over water conservation during the current and projected high temperatures, low humidity and lack of rainfall conditions. The homeowners responded with promises to curb their irrigation usage and perhaps start using lake water as a supplemental irrigation source. Eb

Redford is working on gathering data showing historical well levels vs. the current situation to inform the ranch of the current state of water supplies vs. "normal" winter snowpack and summer "monsoon" rain conditions.

### **PWT (Potable Water Treatment Systems)**

The engineering system design plans were submitted to the state for review and approval fall of 2011. The plans were formally approved on 28Dec2011. The design includes a disinfection system for the lower water system and a similar disinfection water system for the upper system. The lower system will take water from wells #1 & #3, treat this flow and deliver treated water to lower system users. The upper system will take water only from Well #2 and deliver treated water to upper system users. Well #4 is not included for water treatment due to issues of high dissolved Nitrates / Nitrites and very high levels of iron. We are considering providing facilities to use well #4 as a source of irrigation water for homeowners. However, we have no way of delivering this raw water to users so users will have to come to the well facility and collect water in portable water tanks. There are several homeowners currently doing this using pumped lake water as a supplemental irrigation water source. At this point, well #4 should be considered as an emergency backup source of potable water.

Based on engineering cost estimates of ~\$50K with their \$10K contingency and the Ranch \$20K contingency, the estimated project total of \$80K was funded by a process of selling FCR Association bonds. This was completed fall of 2011. The initial contractor bid came in at \$215K; obviously an enormous difference! The project team has met several times with the contractor and engineering firm to develop a more cost effective approach. After some trenching / piping specifications were changed the current cost is down to ~\$180K, i.e., a \$100K shortfall. We continue to review bid specifications and seek alternative contractor bids to try and lower the cost.

However we are committed to proceed with the system construction and implementation. The State of Colorado revoked the existing water disinfectant waiver for FCR along with 9 other water systems in the State during May 2012. Hence we are obligated to implement the disinfectant systems or eventually be required to stop delivering untreated water to the homeowners. The board is pursuing various funding alternatives to make up the project shortfall.

## **4. TREASURER'S REPORT**

Treasurer Jim Wallace reported the following:

- All annual assessments have been paid and there are now no unpaid assessments.
- Most spending is on target to-date, with the exception of legal fees associated with our water litigation, and Common Property/Forest Management which will be reimbursed to the HOA via grant monies.
- Judy Winzell asked that the meeting minutes reflect that she gave Jim Wallace a form he needs to fill out for our grant monies for mitigation projects.

## **5. OLD BUSINESS**

CCIOA Required HOA Policies

At the May 31, 2012 Board Meeting, the Board gave preliminary approval to the draft of the alternative dispute resolution policy, pending comments from Jim McCarthy. His comments have now been reflected, and the Board formally approved and adopted the “DISPUTE RESOLUTION and ENFORCEMENT of COVENANTS and RULES; SCHEDULE OF FINES” policy, a copy of which will be placed on the FCR website.

#### 6. NEW BUSINESS

As noted in the Annual Meeting packet mailed to all homeowners, there is a need to raise an additional \$100,000 to pay for the state-mandated water disinfection system. The Board and meeting attendees discussed various ways to pay for this system, beyond the one-time \$1000 assessment per lot that was noted in the Annual Meeting packet materials. Keep your eyes open for an email from Mary Ann Bryant in the next few days which will describe these options to the membership

#### 7. NEXT MEETING

The next FCR Board of Directors Meeting will be held during the Annual Meeting on July 14<sup>th</sup>, 2012 at 9:00am, at the Picnic Grounds here on the Ranch.

#### 8. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned its regular meeting at 4:00 pm.

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

Respectfully submitted,

David Rohdy  
Vice President  
June 19, 2012