

## MINUTES

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

MARCH 10, 2014

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Directors occurred at 6:00 pm March 10, 2014. Present were: President, Mark Galbraith; Vice-President, Lisa Hicks; Treasurer, Sue McCarthy; At Large, Gale Marinelli; and Secretary, Becca Steinbach. Also present were Barbara Belanger, Steve Dowler, Lisa Eckert, Mike Hicks, Tom Jones, Jim McCarthy, Ceci McQuinn, Byard Peake and Eb Redford.

#### 1. APPROVAL OF MINUTES

By motion duly made, seconded and unanimously approved, the Minutes of the February 10, 2014 Board Meeting were approved as submitted.

#### 2. LIAISON REPORT

Byard Peake, Liaison, addressed the mud on Main March 3<sup>rd</sup>. It was decided to send a newsy note out to explain why the road became so muddy and also the process to prepare the roads for magnesium chloride.

Byard submitted the FCR operation log to the BOD. Tasks performed were:

- Made repair on transfer line leak
- Brought items from bottom of the lake to shore
- Removed chains and wing from road grader
- Completely serviced road grader
- Installed parcel boxes at mail boxes
- Plowed after one light snow.

#### 3. COMMITTEE REPORTS

Architectural Control Committee      No Report

Beautification Committee              No Report

Common Property/Firewise

#### Grants

#### **Stevens Grant:**

- The USFS Stevens Grant (\$115,200 plus 588 volunteer hours) will mitigate 44.5 acres on the west side of FCR Main anchoring to a previous CWPP mitigation Project 1.0.

- Swift Creek Brush Cutters has been hired to initiate the Project in May by mitigating 10 acres, starting at the FCR entrance on the west side of Main
- All residents will be notified via e-mail, with notices posted at the mailboxes. Meetings with neighbors within site of the Project will take place the first full week in May.

#### **CSFS Forest Restoration Grant:**

- Currently completing the RFP, due to the Durango State Forester on 13 March.

#### **DNR Grant:**

- FCR has declined to bid on this grant

#### **FCR Firewise Day will be 14 June 2014**

- An Agenda and relevant information will be posted, via e-mail
- Paper tubes will have special invitations

#### **FCR Spring Clean-up & Fire Mitigation Day will be 21 June 2014**

- Residents will be notified of complete details.

#### **Chain Saw Gang Project Events:**

- Following the 21 June event, Steve Allen will announce new mitigation project guidelines and event dates.

#### **Property Assessments**

- The CPC Chair, Jim Winzell and FCR Firewise Ambassador will be available to all residents for Fire Mitigation Property Assessments.
- Contact them to to arrange a meeting on their individual lots

#### **Volunteer Hours**

- FCR residents are again asked to track any of their hours spent mitigating hazardous fuels on personal and common property.
- This includes:
  - Removing dense and unhealthy trees (e.g., ponderosa pine, oak, juniper, box elder, etc.)
  - Removing oak brush in the understory
  - Weed abatement
  - Removing all hazardous horizontal fuels (litter and duff) such as pinecones, pine needles, cured grasses, etc.

### **Slash Pile Status**

- Byard Peake will report on this at the 10 March BOD Meeting

### **Weed Abatement**

- Common Property will be treated using a contractor again this year.

### **Dam Committee**

Mike Hicks, Chairman, reported the Dam Committee notified the company Layne Inliner of the Committee's desire for an extended and more functional warranty. FCRA will not pay Layne's invoice until it has successfully negotiated a revised warranty from Layne to include:

- Increase warranty to three years from one year
- Cover all costs related to the repair any defect in the original repair of the wrinkle
- Any such repair may be mandated by FCRA, FCRA's designated professional engineer and or the Colorado Division of Water Resources Dam Safety Division, individually or collectively and not solely at the discretion of Layne Inliner.
- Execute two separate CCTV inspections of the outlet pipe.

### **Spillway Diversion**

Win Wright completed his report on the depth of the Spillway Diversion inlet pipe depth. He recommended that a remote monitoring using SCADA would increase efficiencies of releasing water. It was also determined that the Spillway Diversion outfall line should extend to the Falls Creek creek channel. Additionally, the Dam Safety Division recommends the use of manholes in place of cleanouts.

Eb Redford has been working with Timberline Electric to design a remotely accessed system to monitor the lake level and outflow.

Preliminary plans for the Spillway were released to four contractors for quotes.

### **Staff Gauge**

The Dam Committee has decided to install an "Inclined Staff Gauge". The Dam Committee will gather the materials and equipment and provide the labor to install the gauge. The Committee will provide costs to the Board.

### **Horse**

Lisa Echart, Chairman, submitted proposed changes to the existing Horse Committee rules and regulations. The issue of manure was discussed and the Horse Committee will present a plan to BOD at the next meeting.

## Lake

Barbara Belanger and Ceci McQuinn, Co-chairs, submitted a 5-year capital projection plan to the BOD. After a discussion, it was decided the Lake Committee will amend the 5-year capital proposal at the April BOD meeting.

## Road

Byard Peake, will send out to FCR residents the spring road work process via e-mail.

## Utilities

Eb Redford, Chairman, submitted a monthly report:

### **Well # 2**

The current well water level is holding at around 27 feet. Committee is waiting on proposals from well drilling companies for review and analysis.

### **Water Billing System**

Billing software has been purchased. The week of March 17 the FCR bookkeeping/accounting firm will have a discussion on their role in the billing system. Onsite training on the billing system is scheduled for the week of March 24 for Jane Schultz and Eb Redford.

The current plan is to generate test invoices in March, April and May to show members what the invoice and historical water usage will look like. These invoices will not be paid. Starting in June, production invoices will be delivered and payment for same is expected.

### **Dam SCADA System**

Eb worked with Mike Hicks, Chairman of Dam Committee, to develop details for a lake level sensor and lake release flow measurement system that can interface with the existing Potable Water SCADA system.

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

- Bank of the San Juan Balance is \$179,614.38
- There are 4 owners who have outstanding balances for their 2<sup>nd</sup> half assessments. E-mail statements have been sent to them from Quickbooks with the accrued interest and balance due.
- The Finance Committee received the Lake Committee's capital & budget plans for the next 5 years. There has been no action on the finance committee meeting with banks to understand financing our dam repairs or other major financial issues projected for the year.

- FCR income/expense statements have been revised with the new bookkeeper.

Sue McCarthy, Treasurer, reminded the BOD that Committee Chairs need to submit their 5-year capital plans as well as one on the needs for the Ranch House. Types of balance sheets and budget forms were distributed to the BOD for review. The BOD needs to decide on the forms to be used by FCR.

## **5. OLD BUSINESS**

An October 14, 2013 Minutes correction was acknowledged. The statement made at the October 14, 2013 BOD meeting that “ FCR well #4 is undrinkable” was a statement of opinion, not fact.

Discussion centered on the water rate schedule being developed. It was suggested to research the possibility of having a municipal water system for a possible tax advantage. Also, it was recommended to have an attorney check wording on the billing statement. An explanation of the water rate schedule will be sent out to FCR home owners after the BOD approves the schedule.

## **6. NEW BUSINESS**

No new business

## **7. UPCOMING PROJECTS**

Begin Budget Planning

## **8. NEXT MEETING**

The next FCR Board of Directors Meeting will be held Monday, April 14, 2014 at the home of Mark Galbraith.

## **9. ADJOURNMENT**

The Board, by motion duly made, seconded and unanimously approved, adjourned the regular meeting at 9:27 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,

Becca Steinbach  
Secretary

March 10, 2014

