

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

March 27<sup>th</sup>, 2013

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on March 27th, 2013 at the home of David Rohdy. Present were: President, David Rohdy; Vice-President, Kelly Lupton; At Large, Clyde Church; and Treasurer, Jill Badalati. Also present were Liaison, Byard Peake; Road Chair, Barry Bryant; ACC Committee Co-Chair, Mary Ann Bryant, and Utility Chair, Eb Redford.

**1. APPROVAL OF MINUTES**

By motion duly made, seconded and unanimously approved, the Minutes of the February 25th, 2013 Board Meeting were approved and submitted.

**2. LIAISON REPORT**

Byard Peake, Liaison, presented the following report:

During the past work period Ray Smith, Ranch Manager has performed the following tasks:

- Changing out of winter equipment—removal of chains and plows
- Did welding repairs on equipment
- Serviced equipment
- Made initial contacts with suppliers for gravel and mag chloride application in the spring.
- Worked on final details of water system disinfection system
- Provided State-mandated water data to CDPHE (Colorado Department of Public Health and Environment).

**3. COMMITTEE REPORTS**

Architectural Control Committee

Mary Ann Bryant presented revised ACC Rules for Landscaping/Hardscaping and Fences and Dog Runs as follows:

**LANDSCAPING/HARDSCAPING SUMMARY**

Following is a brief summary of FCR/ACC rules and guidelines relating to landscaping activity on owner lots:

1. Verify that your planned activities are clearly on your circle lot.
2. Prior ACC approval is required for the building of any landscaping structure (e.g., deck, patio, retaining wall, hardscaping with boulders, concrete, etc).
3. Locate and mark all utility lines (e.g. electric, telephone, water, propane, etc.) near the construction area to avoid any negative impact. Contact a Utilities Committee member for guidance.
4. No more than 1,000 total square feet of garden or lawn may be irrigated with potable water. Consider the use of a cistern for non-potable water use. Non-potable water may be purchased via tank truck or obtained from the FCR lake for irrigation purposes.
5. Only a well-designed drip irrigation system or hand-watering may be used for irrigation. FCR Utility Committee rules do not allow ground surface sprinklers of any kind (e.g. impulse, oscillating, whirlybirds, etc). Drip systems should be plumbed at the house using a positive shut-off valve (i.e., not via a yard hydrant). This allows the house water to be shut off while still allowing for outside irrigation.

6. Allow for proper drainage and distance from the road as to not impact FCR road maintenance. Contact an FCR Road Committee member for guidance.
7. Consider xeriscape planting principles for low water usage. Contact the FCR Beautification Committee Co-Chairs for guidance.
8. Consider landscape planning pursuant to Firewise safety principles. Contact the FCR Firewise Ambassador(s) for guidance.

### **FENCES AND DOG RUNS SUMMARY**

FCR residents are expected to be prudent in maintaining the natural state of the Ranch environment as much as possible as stated in our Covenants. Fencing can negatively impact the aesthetics of the Ranch and can be harmful to wildlife.

Following is a brief summary of FCR/ACC rules and guidelines relating to fences and dog runs on owner lots:

1. Verify that your planned activities are clearly on your circle lot. Fencing of an entire lot is not allowed.
2. Fencing is allowed to shield propane tanks from view of neighbors and roads without ACC approval. Residents are encouraged to contact their propane supplier for relevant information.
3. Limited fencing of specific shrubs and plants for support or protection from wildlife is allowed without ACC approval.
4. Invisible fences for dogs are encouraged and must be installed within the resident's lot. These do not require ACC approval.
5. Any other fencing plan **does** require prior ACC review and approval.
6. Any structure for a dog run enclosure **does** require prior ACC review and approval (e.g., concrete slab, posts, dog fence, roof, etc).
7. Review the recommended Humane Society of the United States Guidelines (Attachment A) to provide a proper enclosure area for your pet(s) based on their size and number.
8. If any excavation is required, all utility lines must be located and clearly marked. Contact an FCR Utility Committee member for guidance.
9. Be aware that local wildlife has an appetite for both plants and pets. Contact the Beautification Committee for more specific information about plants.

Following discussion by the Board, Kelly made a motion to approve the revisions, Clyde seconded and all approved the adoption of the revised ACC Committee Rules. These revised rules will be posted on the FCR website.

Mary Ann also mentioned that the ACC Committee will be having a spring meeting to update the Utility Packet for new construction.

Beautification Committee

No Report

Common Property Committee/FireWise

Jim and Judy Winzell presented the following report via email:

#### **Common Property & Firewise FCR BoD Report Feb. & March 2013**

**Thank You's!**

- Huge appreciation goes out to residents who participated in the Slash Pile Burn from 7 – 9 Jan. Team leader Bill Bales led an extraordinary effort with John Ritchey, Byard Peake,

Mike Hicks and the DFRA team: Hal Doughty, Ryan Ehlers, et. al. Recommend a special recognition at the June Firewise Day.

- Special thanks to CWPPT Team members who made themselves available to attend 2 FireWise of Southwest CO Council Meetings. Bill Bales, Doralee and Steve Matthews represented FCR among 45 Ambassadors in attendance.

### **2013 Wildfire Predictions:**

- This year will be as severe as 2012. Please start your property mitigation efforts asap (see below).

### **Grant Opportunities**

- Mitigation work using grant funding will start in May 2013 (CSFS WUI Grant, 10 acres, \$25,000)
  - The preliminary CSFS inspection will take place early May.
  - Specifics will be posted at the mailboxes and announced via FCR distribution.
- A 2013 Forest Restoration Grant was submitted to the Colorado State Forest Service to mitigate 35 acres adjoining public lands on the west side of FCR, contiguous to the above WUI Grant. A total of \$98k includes an in-kind labor match from residents. We need your labor hours to continue managing forest health!
- As weather conditions permit, please continue submitting your hours to Judy for:
  - Slash removal from the ground
  - Weed removal
  - Clearing litter and duff (pine cones, pine needles, dead grass, other hazardous fuels and debris) from under decks/on your circle, the roof and adjoining common property if necessary
  - Time spent coordinating with neighbors on mitigation work between your property and theirs
  - Cutting unhealthy trees plus loading/hauling slash to the slash pile
  - Time spent interfacing with a contractor who will do mitigation work for you
  - Time spent with an authority performing your property assessment
  - Moving your wood pile 50 feet away from your home after the winter season
  - Ensuring your landscaping is drought tolerant and free of dead/dying plants

### **Tax Advantages**

- Everyone probably read the Durango Herald article last week that highlighted Sen. Roberts' success in extending the tax break for fire mitigation expenses incurred by homeowners. You will remember her visit to FCR last summer inspired her to submit this bill extension.

### **“Friends of FireWise” for Southwest Colorado**

- Sadly, only 2 families from FCR have contributed to the “Friends of FireWise” program sponsored by FireWise of Southwest CO.
- As a reminder, this organization helps us get money!
  - It has been an excellent supporter of FCR mitigation treatments, grant opportunities, property assessments and FCR Fire Awareness Days!
- *It is only \$30 as an individual and \$50 for a family.*

- *Please reconsider* and make the commitment to support “Friend of FireWise” by using the attached form.
- Remember its tax deductible!

**Save the Date! FCR Firewise Day will be held on 8 June at the Firehouse from 10a to Noon. Our agency partners will participate in an engaging and informative meeting. Please plan to attend as the drought conditions for this fire season will be discussed.**

**Central Slash Pile**

- Slash Pile guidelines will be posted at the site itself and at the mailboxes asap. The CPC is finalizing a complete list that will help everyone take the appropriate measures to ensure the size and type of biomass contributed will aid in the control of the slash pile.
- There will also be guidelines regarding how to properly mitigate residents’ property so that it enhances FCR firewise mitigation and visual esthetics.

**Beetle Trees**

- Please be alert to any infestation and report it to David Rohdy or Jim Winzell.

**Future Business**

- CWPP Team and CPC alignment
- Grant mitigation schedule
- Firewise Day Agenda

**Friends of FireWise  
Sponsorship Opportunities**

FireWise of Southwest Colorado has been providing wildfire education and supporting wildfire preparedness planning and implementation since 2003, and with the wonderful work of our volunteers we have made great strides in increasing wildfire awareness and keeping lives and properties from being damaged by wildfire.

As a local resident, FireWise Ambassador, homeowner association or partner we hope you have enjoyed the many benefits of your association with FireWise of Southwest Colorado. Now, as we watch grant funding that we have relied on for years decline, we are looking to you to help support our efforts to reach out to our friends and neighbors and help them better understand their wildfire risk and what they can do to mitigate that risk. Please consider becoming a *Friend of FireWise* and support us at any level that you can.

Annual Sponsorships will run from June of the year you join, through May (Wildfire Prevention and Education Month) of the following year. Your Sponsorship donation is tax-deductible as a donation to FireWise of Southwest Colorado operating under the non-profit umbrella of the San Juan Mountains Association, our fiscal agent.

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**Become a Friend of FireWise Today!**

**Sponsorship Level:**

- \_\_\_\_\_ \$30 Individual
- \_\_\_\_\_ \$50 FireWise Family
- \_\_\_\_\_ \$100 Homeowners Association
- \_\_\_\_\_ \$100 Business or Non-Profit Associate
- \_\_\_\_\_ \$ Other -- Please accept my donation toward FireWise’s important work

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
E-mail: \_\_\_\_\_ Phone: \_\_\_\_\_  
Company or HOA: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Please make check payable to San Juan Mountains Association (or SJMA -- our fiscal agent) and write "FireWise Sponsorship" on the subject line.

Mail your Sponsorship form and check to:

FireWise of Southwest Colorado  
c/o San Juan Mountains Association  
P.O. Box 2261  
Durango, CO 81302

Your annual Sponsorship is good from June of the year you join through May of the following year. The San Juan Mountains Association is a 501(c)3 not-for-profit organization. All contributions are tax deductible to the fullest extent of the law.

#### Dam Committee

Clyde Church reported for Mike Hicks, who was unable to attend. The State of Colorado dam inspector has required that we perform a video inspection of the outlet pipe. A bid in the amount of \$1821.00 from Southwestern Systems was presented to jet clean and perform a video inspection of the pipe this spring.

In conjunction with the video inspection a geo-technical study is also necessary. The lowest bid for this work is \$11,000.00 from Trautner Geotech.. The decision was made by the board to re-examine the subject at the next meeting in April.

#### Horse Committee

No Report

#### Lake Committee

No Report

#### Road Committee

Barry Bryant presented a proposed revision of Section E of the Road Committee Rules, as follows:

#### **E. Motorcycles, snowmobiles, and non-licensed vehicles**

Motorcycles and snowmobiles are not allowed to operate on any ranch property or roads per our Covenant #24. The only exception to this rule is that the Board may authorize very limited use of a snowmobile for the purpose of grooming a cross-country ski trail on the ranch (1992 Amendment).

Covenant #23 states that all vehicles of whatever nature parked upon lots must be currently licensed and operable on public roads ("street legal"). This means the vehicle has license plates and current update tags, and meets applicable State and Federal standards for safe vehicle operation. The Board applies this same definition to vehicle use on ranch roads; thus no unlicensed vehicles (such as but not limited to go-carts, buggies, dirt bikes, ATVs, scooters, side-by-sides, ORVs, golf carts, etc.) may be operated on ranch roads. The Board does allow operation of low-speed garden/farm tractors on ranch

roads in conformance with local laws. Consistent with State laws, all operators of motor vehicles on ranch roads must have valid driver licenses. No off-road vehicle travel is permitted without prior approval of the Board.

After discussion a motion was made by Clyde to approve the revisions, seconded by Jill, and unanimously approved by the board. These revised rules will be posted on the FCR website.

Barry also discussed plans to do the typical spring road work, attempting to conserve money as much as possible while maintaining the condition of the roads.

#### Utilities Committee

Eb Redford, Co-chair, made his report on the disinfection system:

The water treatment system is nearly complete and is under budget at \$167K. The project engineer has done his inspection, approved it, and the approval has been sent on to the state. The initial tests of the upper water system disinfection was started on March 26<sup>th</sup>, the lower system as of March 27<sup>th</sup>. Over the next few weeks fine tuning and adjustments will be performed and once proper operation is achieved official records of the results will be kept and submitted to the state. The monitoring plan for water quality will be modified to reflect the new protocol for proper levels of disinfectant.

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

Jill Badalati presented the following:

Bank of the San Juans operating account balance as of 3/27/13 was \$126,234.90

2<sup>nd</sup> Half Assessments remaining to be paid are \$6039.20

The Board again reviewed the YTD Budget/P&L and approved it to be posted to the website.

Jill suggested the establishment of a new separate Capital Reserves Account to be funded with excess income for future capital improvements. The Board approved her suggestion.

Jill will be sending out requests to the Committee Chairs for the estimated budgets for the coming year.

#### **5. OLD BUSINESS**

Follow-up regarding the AED issues was postponed until Marge Rebovich returns.

The Turner Reservoir Operating Protocol discussion was postponed until Mike Hicks returns.

#### **6. NEW BUSINESS**

The High Meadows Ranch board has made a complaint to the FCR Board regarding numerous instances of inappropriate conduct and trespassing by FCR members on their property. Please review our agreement as posted on the FCR website and try to be good neighbors. The Board discussed the placement of 3 signs at the entrances from FCR to HMR reminding residents of our agreement.

#### **7. UPCOMING PROJECTS**

The Board will begin the development of the 2013-14 budget for our upcoming fiscal year, which starts August 1<sup>st</sup>. Preliminary budgets will be reviewed at the next Board meeting. This budget will be submitted to the membership in their annual meeting packets, to be voted on at the Annual Meeting in July.

#### **8. NEXT MEETING**

The next FCR Board of Directors Meeting will be held Monday, April 29th at 3:00pm at the home of Becca Steinbach.

#### **9. ADJOURNMENT**

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

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,

Kelly Lupton

Vice President

March 27, 2013