

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

A regular meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on October 17, 2017 at the home of Robin Lucie. Present were President, Jim McCarthy; Vice President, Mike McQuinn; Treasurer, Robin Lucie; Member at Large, Peggy Yotti Lynch; and Secretary, Susan Morton. Also present were Eb Redford, Joe Scarpino, Paulette Church, Phil Boroff, and Ed Kileen.

1. APPROVAL OF MINUTES

A motion, duly made to approve the minutes of the September 20, 2017 Board of Directors meeting, was seconded and unanimously approved.

2. APPROVAL OF AGENDA

The agenda, with the addition of Scarpino Lot Re-location to Old Business, was unanimously approved.

3. LIAISON/SUPERVISOR REPORT

Mike McQuinn submitted the following Operator's Log from Ray Smith, Caretaker:

During the past work period tasks performed have been;

- ❖ Collected monthly bacteria water samples and delivered them to San Juan Basin Health.
- ❖ Rented water truck from Golden Equipment, picked up from Century Equipment, graded FCR Main, and Bonds Construction used a roller for compaction. Seems to be a good procedure with great results. Returned the water truck.
- ❖ Assisted Badger Daylighting on curb stop repair for Lot #9.
- ❖ Provided Lead and Copper results to residents where samples were collected, submitted them and certification of delivery to state portal.
- ❖ Submitted Annual Sample Collection results to the state portal.
- ❖ Assisted installation of 10' sections of 18" culvert at the front entrance and along FCR Main above Starwood Trail.
- ❖ Took a load of debris to transfer station and will be taking more the next month, picked up the GMC from slash area to service, and will get big trailer to use for Halloween hay ride.

Next month plans are to ready roads for winter, Bonds Construction is to assist with water truck, roller, and drivers (operators). Will also attach wing to blade, attach plow and sander to dump truck, attach plow to GMC, repair and attach tire chains to all just mentioned. In addition, Mike mentioned that the entry gate culvert project is still in process.

4. TREASURER'S REPORT

Robin Lucie reported that we are under budget at this time and that the backhoe expense is big for this time of year. Robin indicated that there are still 2 outstanding Accounts Receivable for Assessments. As of September 30, there was \$264,000 cash in bank operating and \$461,000 cash for consolidated accounts.

There was a short discussion about funds for snow removal and it was indicated that Britt Lovelace and his son will be working with Ray this year for snow removal tasks and that the necessary equipment is in place for the removal.

Mike also mentioned that an FCRA resident has a dually diesel truck with a short wheel base for sale that might be good equipment for the Ranch to have. There was some discussion about the Ranch's old truck not being adequate. Robin reported there would be money in the capital budget for the truck.

5. COMMITTEE REPORTS

Fire Wise Ambassador - Paulette Church submitted a detailed report that has been summarized here:

- **Selection of a New Executive Director for FireWise of SW CO:**
A new Executive Director has been selected to take the place of Pam Wilson who is retiring this year.
- **FireWise of SW Colorado Site Visit to Falls Creek:**
We had a wonderful turnout of FireWise Ambassadors, FireWise staff, Durango Fire Marshall Hanks, BLM staff, and USFS staff at the site visit on September 19th. We received rave reviews for the work we have done and the Ambassadors have asked to have more site visits in the future and they learned a great deal from their visit here.
- **Cleanup work continues on areas from June workday:**
Slash Pile work has ended for the Common Property Committee with the final burn day of October 8, 2017. Gates are up and a sign is posted that the slash pile is closed until next spring. The volunteers have done an incredible amount of work this year thinning, trimming, and removing hazardous trees. Homeowners have invested significant funds and hundreds of hours making their property more fire adapted and the results are evident. Our HOA has also spent nearly \$30,000 on forest health and has created some new line items in the budget to continue these efforts next year. The FireWise and related committees, along with Ray Smith, are already planning revisions to our Community Wildfire Protection Action Plan for next year so we can continue making serious progress to make our community safer and our forest healthier.

- **It's Official – We are a FireWise USA Community for 2018**
Paulette completed the on-line application for our FireWise USA Community certificate of good standing and we are now renewed. Here are some of our totals for 2017 so far:
 - a. Total Investment of FCR and Homeowners - \$213,430.46 (\$472 required)
 - b. Amount spent per resident = \$904.37 (\$2 required)
 - c. We had 8 official meetings and work events
 - d. We reported 1129 volunteer hours = \$29,309 in value and then Steve Allen turned in 199.5 hours = another \$5,179 in value

- **Painting the Fire House:**
We have postponed painting the Fire House until next spring since we need to power wash the building before we begin sanding rough spots and then painting. If the weather should warm up enough to paint during this early fall, a small group of volunteers may attempt to do the power wash and sanding now so it's ready for the ravages of winter. It would be great to add a compostable toilet and minimal powder room with an RV water system in the building for our events rather than renting a Bob's Johns for \$103 each time. This would need to be done in collaboration with Durango Fire.

- **New Grant Applications Available:**
The Colorado State Forest Service has just posted Requests for Proposals for two state-funded grant opportunities for next summer. One is for equipment for capacity building and the other is for watershed and forest restoration and health. See more details in the New Business section of the Minutes along with an attachment to these minutes submitted by Mike McQuinn.

- **Party Committee Forming:**
All of our FireWise and Common Property meetings and workdays end with a potluck meal. Since so much planning and preparation goes into each of these events, it was decided to ask for volunteers to form a party committee to handle the meals for these events and to create social events on the Ranch during the year. So far four volunteers have stepped forward to help and we hope to recruit more in the near future. Next events are the Halloween hayride and then the Christmas Tree Harvest.

There was some additional discussion of the activity near our entrance gate that will happen about the 2nd week of November which is an effort by the county, the Forest Service, and the Conservation Corp. The activity will be to trim trees/brush about 6/10 of a mile from our entrance gate and then south. Paulette asked that the membership use blue and green tape to signal "save this tree". Jim also mentioned that keeping the evacuation route trimmed is essential and asked Paulette to keep us posted about the trimming activity.

Architectural Control - The ACC reported that there are 13 open projects and 1 pending.

Beautification/Entrance – No report

Common Property - No report

Lake and Dam – No report

Horses – No new business

Lake Recreation and Beach – Barb Belanger reported that the committee had a work day on Saturday, 10/14, and cleared out the canoes and kayaks from the North Watercraft Storage Area. On 10/16, Ray leveled an additional space to accommodate more boats. Future plans are to bring in gravel and sand to create a new area for canoes. This will allow us to accommodate kayak and SUP racks in the spring. Thanks to all who helped on 10/14 and especially to Nancy Henry who donated weed barrier.

Road – Ed Kileen submitted the following report:

- In the month of September we accomplished several things on our Roads – mainly, they became smooth again. We used a water truck to moisten the roads, then bladed them with the FCR road grader. As an extra measure, we used a commercial roller to compact the surface of the road after it had been worked. The road conditions have improved significantly – a big thank you goes out to the volunteer crew that drove the water truck – thank you for donating your time to FCR! We also ordered gravel to treat the potholes that have appeared near the mailboxes and lake parking area.

There was some discussion about how to be more proactive with road maintenance with the possibility of a more fixed schedule, more maintenance, and using 3rd party contractors. This will be studied further to meet the members' demands and needs. This is being explored and the Road Committee may come back to the Board after the first of the year with budget needs.

Robin cautioned that we always need to be concerned about the budget and be conscious of not overspending.

Utilities – Eb Redford provided the following report:

- **FCR Distribution Systems Replacement Project:** SGM Engineering started developing the new water distribution system map. A SGM technician spent the day on Friday 09/29 to capture GIS (location information) data for every hydrant, valve, water meter and buildings on the Ranch assisted by the Utility Chair and water operator Ray Smith. He gathered 344 data points. A first draft of the map was reviewed and marked up by the Utility Chair.

- **System Repair:** A system repair was completed Tuesday morning on 09/26/17 on Alpenglow near the three water meters feeding the Grizzard, Bloom and Autry houses. A contractor brought a hydrovac truck to do the excavation in a very congested area with water, telephone and power lines lying in the same trench. One of the water meter shutoff valves failed to turn on/off. We discovered the valve cover was filled with dry, hard dirt. After cleaning the valve, it now operates successfully. No plumbing repairs or water outage were required.

6. OLD BUSINESS

There was some discussion about the Scarpino's request for a lot re-location. Jim McCarthy read a letter submitted by Joe and Susan Scarpino (attached to these minutes as a separate document). Mike McQuinn will meet with our attorney for a legal review. Once that meeting occurs, the Board will discuss the issue at a future meeting with appropriate notice to membership and allow any member a chance to speak on the issue.

7. NEW BUSINESS

Two new FireWise grant applications:

There was a lengthy discussion about two FireWise grant applications that Paulette asked the Board to approve. One grant is for capacity building (equipment) and the other is for forest restoration. Mike McQuinn provided a summary of the grants and that summary is attached to these minutes.

Mike McQuinn made the following motion:

To approve the Common Property and FireWise Committees to move forward and submit the two grant applications: Falls Creek Ranch Healthy Forest Restoration and Falls Creek Ranch Fuels Loader.

Robin Lucie seconded and all approved.

6. NEXT MEETING

The next Board of Directors meeting will be held on November 29, 2017 (Wednesday) at the home of Peggy Yotti Lynch at 6:30 p.m.

7. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the meeting at 8:17 p.m.

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

Respectfully submitted,

Susan Morton

Secretary

November 1, 2017