

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

A regular meeting of the Falls Creek Ranch Association, Inc., Board of Directors occurred on September 20, 2017 at the home of Susan Morton. 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, Mary Ann Bryant, Marge Rebovich, and Ed Kileen.

1. APPROVAL OF MINUTES

A motion, duly made to approve the minutes of the August 24, 2017 Board of Directors meeting, was seconded and unanimously approved.

2. APPROVAL OF AGENDA

The agenda, with the addition of Ranch Records to New Business by Mary Ann Bryant and the Utilities report by Eb Redford, was unanimously approved.

3. LIAISON/SUPERVISOR REPORT

Mike McQuinn submitted the Liaison/Supervisor Report via email as follows:

During the past work period tasks performed have been;

- ❖ Collected and delivered bacti samples
- ❖ Serviced Air Curtain Burner
- ❖ Made repair to dumpster lids
- ❖ Repaired flat on backhoe
- ❖ Assisted with electrical trouble shooting and repair
- ❖ Bladed FCR "Snowshoe Hill"
- ❖ Worked runoff diversion on Mason Cabin and FCR Main Big Rock Meadow
- ❖ Met with Eb and Badger Daylighting to ready for dig on Alpenglow
- ❖ Hauled gravel for Beautification committee
- ❖ Met with Architectural Control committee and Road Chair to sign off drive way upgrade for 19 Sunrise
- ❖ Transported rented water truck to FCR

Next month plans are to ready roads for winter, Bonds Construction has advised their services will be limited to emergency requests until spring due to their current work load. Additional activity will be to ready equipment for winter.

Mike also verbally reported that he is working with Ray on things that need to be done every day and commented that Ray is very careful with his spending and sometimes over careful when things need to be done more quickly.

4. TREASURER'S REPORT

Robin Lucie reported that there are only two outstanding assessments due as of 8/31/17 and that Robin will work with these two owners for commitment for payment. At this time, Robin reports that cash and expenses are in good shape.

5. COMMITTEE REPORTS

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

- **Selection of new executive director for FireWise of SW CO:**
 - Paulette has been asked to serve as chair of the succession committee of the FireWise Steering Committee and has spent hours in meetings and online to post the position.
- **National Fire Prevention Association visits Falls Creek:**
 - Cathy Prudhomme and Tom visited the Ranch with Kent Grant from Colorado State Forest Service and four FireWise staff members to see what we have accomplished this past summer.
- **Cleanup work continues on areas from June workday:**
 - Phil, Chris, Clyde, Mike Hicks and others have continued to burn and chip slash to clean up the areas we worked and they are now planning work areas for the September 30th workday. The Chipper Rebate Program is saving the Ranch \$1,500 this year and because it is portable, slash can be chipped in place and not handled twice. The current goal is to have the slash/sort yard empty before the coming workday.
 - The fall cascade of pine needles is just beginning and it would be great to get these off lots before the snow flies and more gather. Many residents continue to trim and thin so we would take care of these with the air curtain burner or chipper so there are just small piles at the slash yard over winter.
- **Oktoberfest returns as Slashoberfest!**
 - September 30 (Saturday) is slated for the Fall cleanup including a potluck lunch with potential for beer and a polka band.
- **FireWise Council to meet at FCR:**
 - On Tuesday, September 19, the 30+ member FireWise Council for the five county region met at FCR. They did a tour similar to the one provided for NFPA, followed by a potluck and panel discussion with FCR residents in the Fire House.
- **Painting the Fire House**
 - FCR volunteers are slated to paint the Fire House 9/15 and 9/16.
- **Applying for FireWise USA renewal:**
 - Paulette will be applying for our annual renewal with FireWise USA so we again will have 2018 certificates for residents, as well as mortgage and insurance companies. Paulette uses funds spent by the FCRHOA and volunteer hours to meet the criteria for renewal.

- **Planning for next Spring:**

- FireWise and Common Property committees are already planning our Spring projects, including looking for a way to get CR 205 trimmed back without FCR being the lead agency.
- We are also asking the San Juan National Forest to prepare an area below the Ranch, between CR 203 and us, to be considered for a prescribed burn to protect us on the eastern and southern borders. We would have at least two meetings to discuss this project with residents and have Board approval before a final decision is made, but it could be done at no cost next May with the firefighters in training in Chama.

Architectural Control - The ACC met on Thursday, September 14, 2017 to review project activity and to welcome two new committee members. The Ranch currently has 11 open, approved projects (3 of which are currently inactive) and two pending projects. Our two new members are Jonnie Greiner and Gale Marinelli. They join the existing members of K Redford, Linda Johnson and Co-Chairs Mary Ann Bryant and Nancy Peake.

Beautification/Entrance - Marge Rebovich reported that ongoing activities this month have primarily consisted of Fall clean up in all gardens. Marge has donated a number of plants from her home gardens and there is considerable hand watering required to assure they become established before first frost. Work continues on the Plant List and Guide for the FCR website which Mary Ann McCarthy and Gale Marinelli are helping to develop.

Marge stated that new markers for each species in the garden have been made by Bill Rebovich and that we have 100 species in our front gardens that not only Ranch residents enjoy but outside visitors have also been seen enjoying.

Common Property - no report

Lake and Dam – no report

Horses – no new business, Peggy reported that with the Turner's departure, the horse population is down to 3 from 4.

Lake Recreation and Beach – Paula Mills reported that the “New” Lake committee met August 8, 2017 to discuss moving forward with the new members. Barbara (the veteran of the Lake Committee) spent a great deal of time explaining all the activities and challenges regarding management of the lake.

- During the August 8 meeting, we made the following assignments of lead person responsibilities:

Activities	Person Responsible
Communications – minutes, announcements, BOD Reports	Paula
Weeds and Raft Area	Maddy
Boats – storage, registration, cleanup	Barbara
Furniture – budget for new furniture, fix or toss broken, tables and storage bin monitoring/cleanup	Jodee
Budget	Paula
Safety – boat safety, rope swing, fishing	Barbara
Work Day Organization	Barbara
Community Activities	Maddy

- Scum and Dredge Party – was held on August 20th. It was a grand success where Bobby Baird won the “Ultimate Weed Terminator” award for the most weeds collected from the lake. A big shout out to Maddy Sinclair for organizing such a fun, competitive and productive event.
- Work Day specifically to clean and winterize the lake is scheduled for October 7th at 9:00. We will contact the Friends of Lake Committee group and membership to help out. Activities would include;
 - Beach cleanup
 - Furniture storage
 - Boat storage cleanup
 - Weeding and Willow trimming
- The Lake Committee will be announcing to the membership that all boats need to be picked up and stored elsewhere by October 7th.
- The Lake Committee will meet again prior to work day.

Ed Kileen initiated a discussion about boat storage and indicated that it is important that we address the overall issue, because, with the boats left loose, others use them and don’t put them back in the proper place.

Road – Ed Kileen submitted the following report (summarized):

- The weather cooperated and we were able to work FCR Main from gate to gate twice. We also did Snowshoe hill twice. Other roads worked included Oakcrest, Snowshoe, Aspen and Starwood. Ray worked with Bonds Construction clearing all culverts along Snowshoe and the bypass road to Aspen. Ray also assisted Bonds construction replacing culvert at the intersection of Aspen Lane and Starwood Trail.
- We are scheduling a water truck in the next several weeks to prep roads for winter (just around the corner!) and we will send notice to all FCR members when the dates for water truck being on the road and roadwork are happening.

There was quite a bit of discussion regarding the washboard state of the roads. Ed reported that it had been a challenge to find a water truck and other alternatives are being considered for the future should we find ourselves in this position again. Ed encouraged residents who might have input into the road conditions to email him at ed@peakdp.com.

Robin and Jim indicated that we had adequate budget to enable sooner or more structured activity on the roads to prevent the wash boarding that has been problematic to many this summer. Jim stated that a request needs to be made for funding to keep the roads in good condition be it the need for gravel, water, or grading.

There was also some discussion about the culvert by the entrance breaking down and needing work. Mike McQuinn will discuss with Ray.

Utilities – Eb Redford provided the following report:

- **AWC Water Pipeline Connection Project:** Since the recent vote approved proceeding with obtaining two easements for the future AWC water pipeline connection (if approved by the membership in a future vote), the Utility Committee will contact the two property owners again to begin negotiations. A final price and legal contracts are required before funding will proceed.
- **FCR Distribution Systems Replacement Project:** SGM Engineering was asked to start the approved project to analyze the existing Upper & Lower distribution systems and develop a capital improvement plan with estimated costs to replace these systems over time. As part of this project a new water distribution system map will be developed. It will be based on the existing map maintained by the Utility Chair since 2004. The map and a corresponding asset management database will be hosted via the cloud based ArcGIS Online service. Also an SGM technician will be on site Friday 09/29/17 to capture GIS (location information) data for every hydrant, valve, water meter and buildings on the Ranch. The Utility Chair and water operator, Ray Smith, will help the technician to locate each asset for the data capture process. You will see the three of us around the Ranch that day. Once the map and database are developed it will be available to Ray and the Utility Committee via password protected online access using a laptop or tablet browser.
- **System Repair:** A system repair is scheduled for Tuesday afternoon 09/26/17 on Alpenglow near the three water meters feeding the Grizzard, Bloom and Autry houses. A contractor will bring 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 has failed and must be replaced. Affected homeowners (Grizzard, Bloom, Autry, Wallace and Lynch/Yotti) will be notified when the main line is shut off for the repairs. It should not be a long outage.
- **Training:** The Utility Chair (Eb Redford) and water operator (Ray Smith) will be attending a 1.5 day water training session being held in Durango Wednesday and Thursday, 27-28 September 2017.

6. OLD BUSINESS

Continued discussion of Animas Water System:

Susan Morton reported that the vote tally for the water easements is as follows for the 9/20/17 deadline for vote receipt:

- Approve: 57
- Disapprove: 7
- Abstain: 2
- Total: 66

Jim will send out an email informing the membership of the results of the vote and direct the Utilities Committee to begin work on the easements. Marge Rebovich suggested that the Utilities Committee contact new resident, Mark Walsh, who has many years' experience in acquiring easements for the oil & gas industry.

Eb indicated he will be talking to Mike Hicks about moving forward with the easement acquisition and with Mike's schedule; this may take another 30 to 60 days. Jim commended the Utilities Committee for bringing this need forward and their work on this issue.

7. NEW BUSINESS

Ranch Records - Mary Ann Bryant discussed ranch records and talked about the legal requirement for the membership to keep good records. The discussion centered around the need for records such as contracts, property agreements, rental agreements, etc., that are needed to be stored in one place and easily accessible and she asked that those of our membership that have ranch records like these to get them to her. Susan will get the recent vote records, Eb will get some contract information he has on his computer, and Jim will provide records that he inherited to Mary Ann.

Mary Ann also requested a volunteer to help her with the managing and maintaining of records. Jim thanked Mary Ann for her efforts in this area.

Water District Analysis Project – Eb Redford reported about the Water District Analysis Project that will use ArcGIS software (see previous Utilities report).

6. NEXT MEETING

The next Board of Directors meeting will be held on October 17, 2017 (Tuesday) at the home of Robin Lucie at 6:30 p.m.

7. ADJOURNMENT

The Board, by motion duly made, seconded and unanimously approved, adjourned the meeting at 7:55 p.m. The board then held an Executive Session to discuss an issue that would unnecessarily impact the privacy of several members.

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
September 27, 2017