

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

A meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on May 14, 2020 via ZOOM meeting.

1. CALL TO ORDER/ROLL CALL

President Paulette Church called the meeting to order at 6:10 p.m.

Board Members Present: Paulette Church, Susan Morton, Terry Greiner, Joan Heil, Les Lynch

Community Members Present: Mary Ann Bryant, Barry Bryant, Barb Belanger, Sara Carver, and Clyde Church

2. APPROVAL OF AGENDA/CONFLICTS OF INTEREST

The agenda for the May 14, 2020 meeting was unanimously approved with the addition of New Business – Dumpsters (Paulette Church), New Business – Sort Yard Camera (Paulette Church), New Business – Electric Bicycle/Power Assist (Terry Greiner), Old Business – Insurance (Joan Heil)

The Board Members present were surveyed for conflicts of interest and none were found.

3. COMMENTS BY COMMUNITY MEMBERS

Barry Bryant mentioned that this is a good time to be conservative regarding water. Paulette will draft something to send out to the membership.

Action Item: Paulette Church to draft a water conservation reminder to the membership.

Barb Belanger stated that she is seeing lots of cars on the Ranch without FCR stickers. Paulette explained that the Welcoming Committee has run out of stickers and 50 new ones have been ordered. Mary Ann Bryant indicated that it is a good idea to do an annual reminder to the Ranch residents about making sure their automobiles have a current sticker.

Action Item: Susan Morton to send this email out to the Ranch when the new stickers have arrived.

Sara Carver mentioned that it might be a good opportunity for an item to be placed in “Newsy Notes” for residents to be aware of the invasive weeds “Houndstongue” and “Mullein” and to rid their lots + some space outside their lots of these weeds.

Action Item: Paulette to place reminder about specific invasive weeds in “Newsy Notes.”

4. APPROVAL OF PREVIOUS MINUTES

Susan Morton read into the record that Mark Smith had requested that the April 9, 2020 Board Meeting minutes be changed – the last sentence of the second paragraph under Lake/Dam Proposals:

As Written: “Another unexpected issue is that when we changed the way the water goes out our spillway a few years ago to accommodate the Zink lawsuit, we found we had less oxygen at the bottom of the lake, adding to our lake woes.”

Requested Change: “When we changed the outlet of the lake from the bottom of the dam to the spillway after the Zink suit, it prevented the oxygen depleted deeper water from draining into Falls Creek below the dam. Thus, trapping that low oxygen water in the lake. Aeration of the lake will help mitigate this effect.”

Joan Heil made a motion to approve the April 9, 2020 and April 23, 2020 minutes with the added change to the 4/9/20 minutes and Les Lynch seconded the motion; all Board members approved.

5. PRESENTATION AND ACCEPTANCE OF FINANCIAL REPORT

Les Lynch, Treasurer, submitted the following report via email:

Bank Balances as of 4/30/20:

Operating Fund Balance - \$132,352 (-62,976 due to purchase of chipper, insurance costs and water task force costs)

Grant Reserve Fund Balance - \$28,200 (+500)

Capital Reserve Fund Balance - \$331,262 (+51,307 due to water transfer fee & \$40,000 July 2019 annual transfer from operating account)

In addition, Les reported:

- Accounts receivable – 3 lots still in arrears, 2 will be paid in May.
- Forecast of end of FY 2020 expenses sent to committee chairs for completion. These are to be completed mid-May. Once completed, we can begin the FY 2021 budget process.

The Board accepted the Treasurer's report for this month.

Action Item: Paulette to speak with one resident regarding their assessment in arrears.

Mary Ann Bryant asked Les when he needs the budgets for next year and Les replied as soon as possible. Susan Morton reminded all present that the Annual Meeting packets usually go out to the membership 30 days before the Annual Meeting. This elicited some discussion about the Annual Meeting date/place which Paulette indicated is still under discussion.

6. COMMITTEE REPORTS

FireWise

Paulette Church submitted the following via email:

Wildfire Risk is High! Please avoid any outside fires and use of charcoal. Avoid using tools and equipment that can cause sparks, such as mowers and saws, because they have already caused one 55+ acre fire this week near Vallecito.

New Grant Opportunity: I was invited to submit a pre-grant proposal through the Colorado State Forest Service (CSFS) for mitigation work and education outreach in our Wildland Urban Interface (WUI). It is highly competitive and would bring up to \$245,000 to Falls Creek over a three-year period. Will know if we made the first cut by October and then would have assistance with grant writing from CSFS to move to the national level of competition.

Grant Work: We have already fulfilled one of the two CSFS grants we received for this year. The chipper is on the Ranch and we have already put in enough volunteer hours to complete the in-kind match. Ryan Cox from the CSFS drove around the Ranch to see the work we have done and to see the chipper. What a great tool this is! Chris Heine is our Chipper Crew Chief and he has a wonderful team of volunteers to help chip our clean slash. We do not want to send dirty branches through it because they dull the knives.

Air Curtain Burner: Doug Parmentier is the Burner Crew Chief and his crew has started burning some of the hundreds of bags of pine needles and cones in the slash yard.

He is carefully monitoring our Red and Yellow flag days, burning early in the day before the wind picks up.

Paper Pine Needle Bag Pick Up: If you need to have someone pick up your pine needle bags, please let Paulette know by email at church970@icloud.com. I also need to know if any residents are willing to pick up pine needle bags with a truck or trailer and I will match you up. If you can deliver the bags to the slash yard, I suggest you put them under the roof of the air curtain burner shed to keep them out of the rain and out of the mud.

Constant Contact FireWise Newsletter: Since we cannot meet at this time, watch for our first issue of the Falls Creek FireWise newsletter coming in May. It will contain links to important resources as you do mitigation work around your home and on common property. It also will offer guidance on building material choices and items to include in your GO Kit.

At the meeting, Mary Ann Bryant asked if the annual FireWise meeting has been cancelled and Paulette replied that she plans to send out the information via Constant Contact (as noted in her report above). Paulette also indicated that she will be working with K Redford to make sure the “Welcome” books are up to date. Mary Ann Bryant said it is a good idea to make sure this is covered and told of a recent discussion with a renter who is unaware of the need to be FireWise proficient.

Terry Greiner asked if we still plan to have a Town Hall for the whole issue of outdoor wood burning fires and Paulette suggested a possibility at the Annual Meeting.

Post Wildfire Restoration

There was no report from the Post Wildfire Restoration Committee co-chairs.

Architectural Control – Mary Ann Bryant reported via email that there are currently 18 open projects. At the meeting, Mary Ann also mentioned that there are lots of contractors on the Ranch due to the many projects and residents should remind contractors about not speeding and not smoking.

Beautification/Entrance

There is no new business from the Beautification/Entrance Committee, but the following report was submitted via email from Marge Rebovitch:

Spring cleanup workday scheduled for May 5th.

The Committee would appreciate help from any resident who could teach us how to embed photos in a Newsletter. We have a member who is knowledgeable about wildflowers.....habitat and identification. We would like to build our own distribution list of interested residents and send out updates on some of the pretty native plants, as

well as highlight some of our drought tolerant successes in the educational demonstration gardens at the FCR entrance. If you can help us learn to do this, please contact Mary Grizzard (ladygriz55@gmail.com) and Marge Rebovich (margie@animas.net)

Common Property

There was no report from the Common Property Committee. Paulette Church did mention that Chris Heine is managing the taking down of beetle trees by contractors. These contractors will also be removing logs taken out last fall. Paulette reported that logging has not started this year due to a soft market for pine. As soon as mills open, our logging operation will begin with some funding and staffing support through a Colorado State Forest Service grant.

Horses

There is no new business for the Horse Committee and irrigation of horse pastures in cooperation with Scott Southworth and Ray Smith is ongoing.

Lake, Recreation, Beach, and Dam

Paula Mills submitted the Lake, Recreation, Beach, and Dam Committee Report via email as follows:

Aeration Project: Aeration materials are ordered and will arrive next week. Mark Smith is working with an electrician to arrange the 230v drop and movement of the meter from the shop to the pole above the lake. Installation should begin late the week of May 11th or the following or the week after, depending on road work which will be going in at the same time. We are on budget for the aeration project.

Dam Update: The lake is full. Falls Creek is running full on and we are irrigating the meadows & are releasing substantial amount of water to downstream users.

Since the Lake and Dam Committees have been combined, we have not updated our Purpose and Rules. We will do this at our next meeting.

General: Because of the ongoing Corona Virus (COVID19) pandemic, no Calendar for groups will be posted at the mailboxes until the FCR Lake and Dam Committee determine when group activities can resume.

Thank you to Randal, Scott, Tom, Zach, George and Mark for the great work on the paddle beach and new canoe storage/launch area and to Chris and Deirdre Heine for donating a deck for the BBQ Grill (now if we could get the door fixed). Also, thanks to the Kileen, Seehuus, Bell-Holmen and Zimmat families for pitching in on clean up and preparing for the season!

The following information was sent out to the membership in a previous memo.

Boat Management:

The boat storage area is ready to receive boats; here are some guidelines:

1. The Kayak Rack is reserved for one family/slot. The Paddleboard Rack is also reserved for one family/slot. Each slot can hold two paddleboards.
2. These racks are on a first come – first serve basis. These racks are also meant for folks that are frequent users of their watercraft (at least 1-2 times/week)
3. If all the slots are not completely full, we will re-assess mid-season.
4. There is a new canoe storage area near the water line. It is gravel, so we suggest shoes. You will not have to carry your canoe as far to the water.
5. For our part-time homeowners, please take all your boats home when you leave Falls Creek. You are more than welcome to keep your watercraft at the lake during your stay. All boats will be required to be removed at the end of the season and stored at your home for the winter.
6. We have seeded some areas near Paddle Beach. Please do not store boats on the seeded/hay areas – we want to have a nice grass area for those evening picnics.
7. If you have a boat that you want to share with Falls Creek members for the summer, please attach it to the noodle line at the main beach area.
8. If you are missing any kayak or canoe paddles, check the large brown wooden box near the rowboats. They were stored there for the winter.
9. You can drive on a portion of the upper road to drop off your gear; please park at the angled parking area.

Physical Distancing:

The lake is designed for social interaction. Since we do not know how long or when we can go back to shaking hands, and giving friendly hugs, we wanted to share some guidelines.

1. Observe Social/Physical Distancing as you would anywhere else on the Ranch.
2. Please do not “stake out” beach space in advance of your using the space.
3. There is more beach space available this year, so please use it. Remember, dogs are welcomed at the boat beach area. We just remind you to use the ‘poop bags’ to clean up. Dogs are NOT permitted at the main beach.
4. Keep small children in your space.
5. Do not go boating if you or someone in your boating group is feeling sick or thinks they have been exposed to someone who is sick. Stay home and follow the CDC guidelines(<https://www.cdc.gov/coronavirus/2019-ncov/index.html>)
6. Go boating only with the people who are currently living with you. Do not invite your friends or extended family to join in during this time of social distancing.
7. Should the state and local authorities relax or tighten the social/physical distancing rules, we will comply.
8. Please use common sense and be respectful of your neighbors.

General Guidelines:

To review all the lake rules approved by the Board of Directors, please refer to the Falls Creek Ranch web site. Here is the link to the rules: <http://fallscreekranch.org/wp-content/uploads/2012/05/FCR-Lake-Rules-5-17-2016.pdf>

However – a couple of other things to note:

1. The lake is still cold. Please use caution when boating. Enjoy the lake at your own risk. There is no lifeguard or phone.
2. We are addressing the algae issue. We are installing an aeration system to address the weeds and algae.
3. The aeration proposal considers all the uses of the lake, both in the summer and winter. We will keep you apprised as this project moves forward.

Enjoy the lake and all the beauty it has to offer. Take caution and keep your distance (for now). Please do not hesitate to contact us if you need clarification on any of these guidelines.

Thanks, and see ya'll at the lake, "The Gem of Falls Creek!"

Barb Belanger also mentioned at the meeting that she had received questions about the irrigation and other activities possibly dumping unwanted elements into the lake. Barb stated that a meeting will be called with the Lake, Horse, Orchard, and Garden Committees to discuss and make sure we are all in agreement.

Barb also reported that the general guidelines for use of the lake this Summer have been modified to allow residents to have no more than 2 house guests with them at the lake.

Roads

There is no new business from the Roads Committee.

Utilities

There was no report from the Utilities Committee.

Water Supply Task Force

Mary Ann Bryant, WSTF lead, submitted the following report via email:

No date yet from the driller for two well drillings (expect this late May/early June); we will need a partial payment check of \$7,600 when he arrives to start work. We are working on cost estimates for next year's budget: new well connections for placing into production; permits; water testing; legal fees.

Mary Ann reported during the meeting that the team met last Friday and marked 2 sites where drilling will happen in late May or early June. Mary Ann stated that residents will be notified beforehand.

7. RANCH LIAISON REPORT

There was no report submitted by the Ranch Liaison.

8. NEW BUSINESS

Mailboxes

Paulette indicated that the bulletin board lost a door due to high winds and has purchased a slightly smaller one that should be longer lasting for \$350.

Paulette Church reported that she has been studying some possibilities for the mailbox area, since the mailboxes are problematic with missing keys, keys broken off in doors, missing doors, packages being left on top of the mailboxes, etc., etc. Paulette has gotten a quote of \$7,000 to \$9,000 to get replacements but is still looking at this. Paulette stated that Phil is looking at replacing mail tubes that are broken.

Camera at Slash Yard

Paulette indicated that some residents have questioned the camera recently put up at the slash yard. Paulette stated that the reason for this camera is primarily to keep an eye on the Air Curtain Burner (ACB), to record if contractors are inappropriately leaving slash there when they have been contracted to haul off the slash, or to see if non-residents are leaving slash. Terry asked if the residents asking questions have had their concerns addressed and Paulette indicated that a notice was sent to residents.

Dumpsters

There was quite a bit of discussion about the dumpsters being full often and Paulette stated that it is her belief that with more people staying home or sheltering away from other residences at the Ranch, that there is more trash being generated as well as more shipments coming in that require recycling materials. Paulette has talked to Waste Management who indicate we are at a “tipping point” of requiring another dumpster which would cost us an additional \$200 a month. Susan Morton pointed out that we just got the 3rd dumpster last summer so was surprised to need another so soon. Barb Belanger suggested a potential trash compactor or encouraging residents to make sure and use their own trash compactors. Paulette Church indicated she could put a suggestion for residents to use compactors if possible into “Newsy Notes”.

There was also discussion about non-residents using our dumpsters for dropping their trash and Paulette indicated one consideration might be to place large rocks at the south entrance of the dumpster area. There was some discussion about using fencing around the dumpsters that could be locked to discourage non-resident use. There was discussion about a camera. Paulette indicated that she has spoken to someone at Tamarron subdivision who use fencing around their dumpsters and will go look at these and bring back photos.

Action Item: Paulette to put suggestion for using personal trash compactors by residents to prevent fullness at dumpsters in “Newsy Notes.”

Action Item: Paulette to follow up on potentially fencing in dumpsters.

Electric Bicycles/Motorcycles/Drones

Terry Greiner brought up that there is some question as to whether electric bicycles (battery assist) could be used on the ranch and that might include electric motorcycles. Barry Bryant indicated that this is a gray area and that with changing times/technology, we might want to re-visit the covenant that covers this. Barry said one of the original intents for this covenant was to keep off-road vehicles out of our meadows and trails, e.g., no one wants to be hiking along a trail with their dog with an electric bike coming down the trail at 30 mph. There was discussion about how we address this whole issue yet maintain our goal to have a natural area. Terry Greiner agreed to look at this.

Action Item: Terry Greiner to re-visit the use of various types of vehicles on the Ranch with a review of Covenant 24

Barb Belanger asked about use of drones on Ranch property. Paulette Church indicated that we cannot “rule” the air over Falls Creek Ranch, but that drones cannot be, legally, below 200 feet. Paulette indicated that Clyde has met with the Forest Service and they occasionally will use drones over the burn area to study those areas. Paulette indicated that the Ranch can put out a recommendation on resident’s use of drones and volunteered to do so and might include a recommendation that no drones can be used over FCR unless it is for essential business like realtors marketing a home.

Action Item: Paulette to draft a “drone” policy for FCR.

9. OLD BUSINESS

Community Garden

Sara Carver stated that her team is excited about this project. Susan Morton reported that after the resident voting was in, we have 72 “yes” votes and 2 “no” votes which means the community has enough votes to make this change to common property. Sara said they are working on a

budget and seeking donations, mostly for fencing. Sara reported that there will be limited planting this year and the team is asking Common Property to clean up the area as of 5/25/20. Sara indicated the team needs cardboard which will be used to inhibit weed growth and that the property will get tilled in again next spring.

Annual Meeting

Susan Morton indicated that the planning for the Annual Meeting continues. There was some discussion about whether the Annual Meeting packet must be sent via US Mail and it is indicated that this is traditional, but that our bylaws allow us to do electronic mail only, if needed (after the meeting, more research was done indicating that the Annual Meeting packet MUST be mailed via USPS in addition to other methods). It was decided that Terry Greiner, as he did last year, will collect the proxies. Susan reported again the overall calendar (assuming we will, in fact, hold the meeting on 7/11):

- 6/1 – 6/3 – Board approves packet
- 6/4 – packet to printer (if in fact mailed via USPS)
- 6/11 – packet mailed to membership
- 7/11 – annual meeting date

Things are still undetermined due to COVID-19 and Paulette Church will decide soon as to how/when we hold the Annual Meeting. Paulette also indicated that the Forest Service has volunteered to come to the Annual Meeting to give a presentation, but that is up in the air if the date/time/method of the Annual Meeting is pending.

Insurance

There was quite a bit of discussion around the insurance policies we hold which Joan Heil managed this year.

Records Request

Mary Ann Bryant made the record request to obtain the lease agreement for the renter (Norgren) at the Ryan's home. Susan Morton agreed to follow up on this.

Action Item: Susan Morton to follow up to obtain the lease agreement for the renter at the Ryan's home.

10. NEXT MEETING

The next meeting will be at 6:00 p.m. on June 11, 2020 (Thursday) and may possibly be another ZOOM meeting. All members are welcome to attend. Committee reports are due on 6/1/20 and the agenda will be noticed to the membership on 6/4/20.

Action Item: Paulette Church to schedule the next Board Meeting (June) as a ZOOM meeting if needed

11. CALENDAR OF MONTHLY ACTIONS

Paulette Church reported the reminders for the Calendar of Monthly Actions to be:

May: Conduct & submit Ranch Manager written performance evaluation (Ranch Liaison); Finalize & approve draft budget (Treasurer/Board); Finalize all components of annual meeting packet (Secretary); Identify potential BOD nominees (Board)

June: Mail out Annual Meeting packets (Secretary); Plan for annual Meeting site needs (Secretary); Collect proxies for Annual Meeting (VP or designee)

12. 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 May 14, 2020, Falls Creek Ranch Board of Directors meeting.

Respectfully submitted,

Susan Morton, Secretary, May 21, 2020

Summary of Action Items by Person:

Mary Ann Bryant:

Previous tasks still pending:

- 1) develop a formal records retention policy and bring to the BOD in the future for review (status: working on)

Paulette Church:

- 1) schedule the next Board Meeting (June) as a ZOOM meeting if needed
- 2) place reminder about specific invasive weeds in "Newsy Notes"
- 3) speak with one resident about assessment in arrears
- 4) put suggestion for using personal trash compactors by residents to prevent fullness at dumpsters in "Newsy Notes"
- 5) follow up on potentially fencing in dumpsters
- 6) draft a "drone" policy for FCR
- 7) put a water conservation reminder in "Newsy Notes"

Previous tasks still pending:

- 1) compose an email to be distributed to the membership for the FireWise Day (status: working on)
- 2) follow up on re-scheduling of Outdoor Woodburning Fire Town Hall when conditions are right (status: on hold)
- 3) continue to pursue the Open House for Realtors idea with a potential date to be in the future
- 4) talk with Dumpster Volunteer Group about exploring and recommending coded locks for dumpsters (status: working on)
- 5) review new HOA/CCIOA rules information provided by Mary Ann Bryant

James Glover:

Previous tasks still pending:

- 1) Bring proposal to the Board re: future use of tennis courts

Terry Greiner:

- 1) re-visit the use of various types of vehicles on the Ranch with a review of Covenant 24
- 2) collect proxies for Annual Meeting

Previous tasks still pending:

- 1) review new HOA/CCIOA rules information provided by Mary Ann Bryant

Joan Heil:

Previous tasks still pending:

- 1) review new HOA/CCIOA rules information provided by Mary Ann Bryant

Ed Kileen:

Previous tasks still pending:

- 1) further develop motorcycle storage/use to bring to the Board later in 2020

Les Lynch:

Previous tasks still pending:

- 1) provide Susan Morton the April 2020 quarterly financial report when available so that it can be posted on the website by Jackie Zimmat
- 2) continue budget planning along with ALL Committee Chairs
- 3) finalize and approve draft budget in May
- 4) review income tax filing in December (status: Robin and Les are reviewing)
- 5) for December, present/review income tax filing with the BOD and submit the income tax filing (status: Robin and Les are reviewing)
- 6) have bookkeepers add new line items to financials for grant funding activity
- 7) locate tax records for past 4 years and get to Mary Ann Bryant for records storage
- 8) review new HOA/CCIOA rules information provided by Mary Ann Bryant

Mike McQuinn:

Previous tasks still pending:

- 1) conduct & submit Ranch Manager written performance

Susan Morton:

- 1) send this reminder about car stickers out to the Ranch when the new stickers have arrived
- 2) follow up to obtain the lease agreement for the renter at the Ryan's home
- 3) gather components for Annual Meeting packet and prepare to distribute

Previous Tasks Still Pending:

- 1) Send the April 2020 quarterly financial report when available so that it can be posted on the website by Jackie Zimmat (status: waiting)
- 2) annual meeting preparation (status: working)
- 3) finalize all components of annual meeting packet in May/June (status: working)
- 4) send out final Calendar of Monthly Actions to the BOD when this is complete (status: working on)

Eb Redford:

Previous Tasks Still Pending:

- 1) work in needs for solar panels at the mailboxes as he looks at proposals for the water treatment buildings (in coordination with Phil Boroff)

Jackie Zimmat:

Previous Tasks Still Pending:

- 1) Develop informal rules and guidelines for the private FCR FaceBook group and post
- 2) Pull together the FCRA Website Re-Design Committee and begin work