

## **Falls Creek Ranch Association, Inc. Board of Directors Meeting**

Thursday, September 23 at 6 p.m. at the home of Paulette Church and via ZOOM

**Call to Order and Roll Call** – The meeting was called to order at 6:05 p.m. by President Paulette Church.

Board Members: Bobbie Baird, Paulette Church, James Glover, Jason Singh, and Mark Smith in attendance.

Community Members: Matt Howell, Susan Morton, Mike Murphy, Scott Southworth, Mitch Tobin, Phil Boroff, Barry Bryant, Mary Ann Bryant, Eb Redford, Molly Paterson.

**Approval/Changes to the Agenda** – No changes requested. Approved as printed.

**Board Member Survey for Conflicts of Interest with Agenda Items** – No conflicts of interest identified.

### **Open Period Comments from Residents**

Mike Murphy had concerns with mitigation of forest thinning work and speed of tree removal on the Ranch. Mike has seen vast change in last 9 years on the Ranch. Concerned about safety and speed of the work being implemented. Would like assurances on the plans moving forward. Mike also advocated for chip and seal of our roads and what the options are because the dust is excessive this year. Additionally, the magnesium chloride seems to have negative impacts on our environment and trees. Paulette deferred discussion on the forest thinning work to the new business portion of the meeting. Mark responded on the roads issue – Regrading the roads breaks up mag chloride. We must grade to combat wash boards and potholes. Roads Committee has purchased a 1,300-gallon tank to combat the dust issue. Speed is still an issue on the Ranch which makes the roads and dust issue worse. The Roads Committee is looking at various options to reduce speed and dust, including, speed limit signs in the road, speed humps, etc. Chip sealing has not been looked at in depth. The Board would welcome a proposal to review if someone wanted to explore the possibilities but there is a cost to install and could increase speeds. Additionally, our grader may not be able plow chip seal roads so we may require new equipment.

Matt Howell requested an update on the Visionary project. Paulette said the topic will be discussed in executive session and an update will be sent out to the Ranch in the next few days.

**Approval of Previous Minutes** – For the meeting on August 26, 2021 – No objections were made, and the meeting minutes were approved.

**Presentation and Acceptance of Financial Report** – Mark presented the financial report. Current balances: \$51,554 in operating account, \$277,886 in capital reserve account, and \$38,610 in the grant reserve account. Mark is pleased with new bookkeeping firm. The Ranch is in good shape, operating close to budget. The data is preliminary, and Mark would like to review more in detail. We did get preliminary tax return financials for the previous financial year, and we will prepare our tax return on time. The financial report was accepted by the Board.

Mary Ann thanked the Board for changing accounting firms and keeping track of lots of financial data for the Ranch.

### **Committee Reports**

Architectural Control – There are currently 14 open projects on the Ranch, with two new homes slated to begin in the Spring of 2022. We ask that all neighbors be patient as current projects are

running longer than anticipated due to contractor availability and material shortages. As always, please inform your contractors of our speed limits along with rules associated with our dumpsters.

Beautification – Planning a fall clean-up to occur sometime in the near future, date will be announced later. Exploring options regarding the Juniper spar near the firehouse – wanting to do something artistic and exciting.

Common Property – Nothing new to report this month.

Dam – Following recommendations made by the Annual Dam Safety Inspection on 8/21/2021 we inserted a video camera into the main effluent pipe to check for corrosion, blockage, and/or damage. No signs of wear and tear nor blockage were found, and the slide gate is now working properly, which has significantly reduced water waste/leakage from our lake. Currently the lake is 24” below full. Flow through our weir is functional and measures at a rate of .25 CFS which is our legal obligation to downstream users.

Fire Wise Ambassador – In addition to receiving a \$56,782 grant from Colorado State Forest Service which was reported last month, we have also received a federal grant from the State Forest Association Wildland Urban Interface Program in the amount of \$164,000. Together with our FCR budget, we will have nearly \$100,000 per year for the next three years. This is outstanding and will help us take care of those steep and difficult to reach areas of the ranch.

Front Entrance – Report given at Board meeting (see below).

Horses – Nothing new to report this month.

Lake – Nothing new to report this month.

Post Wildfire Restoration – We are awaiting a formal proposal from SGM for permanent repairs to the Dyke Canyon and Greenberg Crossings on Falls Creek Main.

Roads – Summer is waning, and the roads are showing the wear of the summer rains and heavy traffic. We graded Main in early September and will hit it again as we get closer to winter. We try and use the rains to get moisture into the road material before we grade; hopefully we will get a few more showers as the season winds down. In any case, we will try and keep the potholes and washboards on Main to a minimum. Both residents and contractors need to make sure that the speed limits are being observed. Failing to do so causes heavy damage to the roads, creates amazing dust for those of us living on Main, and creates a tremendous amount of noise in our otherwise peaceful neighborhood. It is simply common courtesy to drive in front of your neighbor's homes, as you would have them drive in front of yours. We will be conducting a traffic monitoring survey in the coming months compiling anonymous data on numbers of cars and average speeds. We will be using this over the winter to create recommendations for improving and preserving our roads as we move into the next summer season. We will certainly need to spend significant funds in order to bring Main back into condition for next summer. Work on that will be occurring in March and April.

Utilities – The plan to replace another aging fire hydrant this month is put on hold due to supply issues. 811 location services continue to be problematic.

Water Supply Task Force – Currently we have our water attorney's review of the project, and our application is still underway to the State for getting Well 5 approved for production and connection to the distribution system. Additionally, Well 4 is to be re-designated as a monitoring well. Anticipated completion of application is mid-September.

### **Ranch Manager Liaison Report:**

Collected bactis and delivered to San Juan Basin Health before the 15th of each month: Bacteriological samples are collected monthly to remain in compliance with the state department. Ray has been provided an updated phone list, which will allow him to notify a resident should a sample be needed.

Dumpsters: Ray assisted Mark in unloading and placing our brand-new dumpsters.

Classes: Ray attended two webinars to remain consistent on his training, one for operator submittal to their portal, and the other for confined spaces. Certification for Distribution is to be renewed in September 2021.

DR Mower: Installed a new battery and a push button starter. The machine is very hard to start and will need to look at fuel supply again. Will need to remove carburetor and clean.

Roads: Was able to use the 600-gallon water trailer and maintain several places along FCR Main.

Roads are holding but Fall Maintenance may need to start earlier than planned. Currently looking at 1000-gallon tank to put in dump truck and plumb in a pump to create our own water truck.

Tanks: Performed quarterly tank inspection; though change regarding the task is being considered to move to an annual basis; however, maintenance around the water tanks are ongoing.

Records: Compiling all needed records in preparation for sanitary inspection from Colorado Department of Health and Environment. The inspection occurs every 3-5 years, 2022 will be our fifth year. Backflow and cross connection program records will need updating, along with an update of the monitoring plan on the web portal to keep FCR current.

Upcoming Tasks: Water tank maintenance and record keeping, maintenance to equipment shed and surrounding area, maintenance of roads.

### **Old Business**

- **Solar Installation for FCR Maintenance Shop and Treatment Building #2.** The Board agreed to table this issue for the short term due to various other time commitments.
- **Falls Creek Main Water Damage Remediation.** Paulette presented options for remediation work on Falls Creek Main following post-416 fire damage. The Board is looking at options for replacing culverts with a contractor (SGM). The work will be fully grant-funded through SGM. The Ranch may need to replace a water line under one of the water crossings prior to the work. Eb Redford, Ray Smith, SGM, and the Board will continue to work on the project which will be undertaken this year.
- **Institutional Memory Ad Hoc Committee.** Several residents have expressed interest in joining this committee and it will be formalized in the coming months.

### **New Business**

- **New Fire Mitigation Grants and Scope of Work.** FCR have been awarded new 3- and 4-year grants to undertake fire mitigation work on the Ranch. The immediate plan is to finish up the work that is currently on-going around the Starwood Trail area and complete that work this year. The two grants are for \$164,000 and \$56,782 to be spent in the coming 3-4 years. The money is for workers, contractors, and small equipment. Paulette presented a map of the proposed areas for mitigation. General discussion followed about completing a plan to share with the Ranch membership.
- **Front Entrance Update.** The following timeline and information was presented as summary of the front entrance committee progress to date:
  - August 2020 The Front Entrance Committee was formed in August of 2020.

- September 2020 Initial meeting: Mission statement formed: "Our mission is to put in place a new FCR front entrance design that addresses the members' needs while providing a beautiful entry and FCR "sense of place." Reviewed history and decided on objectives, first and foremost to create a membership survey.
- Fall 2020 Survey released. Results were compiled, discussed, and put before the board in December. Group paused for holidays.
- February 2021 Meeting to discuss next steps: Continued discussion of security and design elements, current signage both in front of and inside FCR. Decided to move design ideas forward and start with doing an area study of the community gates. Completed comprehensive photographic study of current signage on CR205 leading into FCR, as well as the entire entrance area.
- April 2021 Meeting: Reviewed all signage discoveries inside and leading to FCR. Discussed elements looking for in front entrance. Decided to pursue a temporary sign for the gates for the summer. Decided to wait until summer had passed to pursue design of front entrance as we wanted to assess summer traffic, trespasser issue and allow new residents to settle in.
- June 2021 Meeting: Committee met to review budget, the action taken (front entrance temp sign), presentation at the annual meeting, setting aside materials for (large trees) and moving forward with designs.
- September 2021: Initial meeting to start the design process. Looking at the end of September to meet with Committee and assess designs.

Discussion ensued about the potential entrance/gate options. Security issues were also discussed and who is addressing the issue. The Sherriff should be called in the case of any immediate safety and security issues.

### **Announcements**

- HOA annual dues have been sent to the membership.
- Newspaper tube labels have been rearranged in alphabetical order.
- FCR Garden - Thank you to the FCR Garden Members of a successful growing season. At this time, the garden plots are all taken for the 2022 season. However, plots may open up for next season. We do have more space for expansion, but the availability of water limits the number of plots we can develop. There is an annual fee to all garden members as well as the initial plot fee for new gardeners. Please let Sara Carver know if you are interested in a garden plot for next year and I will start a waiting list. Current gardeners, I presume you will keep your plot next year unless you let me know otherwise.
- If you lost a key attached to a whistle, please contact Paulette.
- The FCR Halloween Hoopla will be held on Saturday October 23 at the picnic ground.
- Book Club/Scotch tasting groups are coming back. Watch this space.

### **Calendar of Board Actions (What, Who, When)**

August: Notify Payroll Dept, Durango Title companies, and realtors of new President and Treasurer names and contact information (Treasurer).

September: Reminders for late assessment collection (Treasurer/Bookkeeper). Review income tax filing (Treasurer/Bookkeeper).

October: Present/review income tax filing with BOD (Treasurer/BOD). Submit income tax filing (Treasurer).

**Next Meeting/Adjournment:** The meeting was adjourned at 8:05 p.m. The next Board of Directors meeting will be held on Thursday, October 28, 2021, at Paulette Church's home at 6:00 p.m., and via Zoom.