

Falls Creek Ranch Association, Inc. Board of Directors Meeting

Thursday, December 2, 2021 at 6PM at the home of Paulette Church and via Zoom

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

Board Members present: Mary Ann Bryant, Paulette Church, Mark Smith, Charlie Simons.
Community members present: Barbara Belanger, Randal McKown, Phil Boroff, Clyde Church, Marge Rebovich, James Glover, Pat Fettinger, Susan and Michael Morton.

Approval/Changes to the Agenda – The agenda was approved with no changes.

Board Member Survey for Conflicts of Interest with Agenda Items – None noted.

Open Period Comments from Residents – 3 minutes time limit – No comments.

Approval of Previous Minutes – Approval of the October meeting minutes was deferred to the January Board meeting due to lack of Board members present from the October meeting.

Presentation and Acceptance of Financial Report – some discrepancies were noted in the October reports. Mary Ann Bryant and Mark Smith will review and forward comments to our CPA for correction. Acceptance of the October financial reports was deferred to the January Board meeting. It was noted that Mark will contact our CPA to complete our tax return.

Committee Reports

Architectural Control – There are currently 16 open projects on the Ranch. Mary Ann Bryant has resigned as ACC Co-Chair but will remain on the Committee. The ACC recommends Board approval to appoint Ginette Chapman as new Co-Chair. Nancy Peake will continue as Co-Chair. The ACC has completed updates to its Rules documents and recommends Board approval.
Note: no decision was made on changing Co-Chairs at this time. The ACC and the Board will review Ranch policies to assure no conflict of interest as a Board member and a Committee Chair would exist. There is precedence for one person serving in both roles allowing for recusal from voting on a topic of potential conflict. Barbara Belanger offered to serve on the ACC.
Follow-up Note: Subsequent to the meeting, it was confirmed that our By-laws allow committee members to also serve as a Board member. Therefore, Mary Ann's resignation was rescinded as well as the proposal to appoint a new Co-Chair. Mary Ann will continue as ACC Co-Chair.

Beautification – Nothing to report.

Common Property – No report.

Dam - On November 1 we closed the Valve on the main discharge pipe of our dam to begin a 45 day “Recharge Period” during which time we will not release water. At that time our lake was 34 inches below full which means we are about 74% of holding capacity. While this low water level is not unprecedented, we need snow!

Fire Wise Ambassador - Falls Creek has just received our Certificate of Recognition from Firewise USA and we will post it on our website so members can print out a copy for insurance and mortgage purposes. We should soon receive our certificate from the Ready Set Go Program from the International Association of Fire Chiefs. The team continues to work near Ponderosa Park and Rockridge. Depending on weather and staffing, work may begin on Deer Trail and the area around the northern water crossing, but residents will receive notices of these projects in advance of the work. The Rapid Response Fire Team has received their equipment and has been referred to an online training course for the S190 Intro to Wildland Fire Behavior Certification, and Warren Seehuus is the first to earn his certification. We are exploring more hands-on training as well. Fire season is year-round so continue to watch for signs of a beginning fire, keep cigarettes and butts in homes or vehicles, and avoid using equipment that cause sparks as much as possible. Several local HOAs suggest no outside fires until there is 4” of snow on the ground and that seems like a wise winter guideline. White fir Christmas trees may be harvested November 28, December 5, and December 19, from 1 to 2 pm. Notices with signups have been distributed.

Front Entrance – The group had an informal meeting with the Board recently to review design ideas and potential costs. They are in the process of procuring bids for work and will update the Board and members when that information is received.

Horses – No report.

Lake – Temps are way down in the lake and the water level has dropped as it normally does prior to winter. Of course, that has not stopped a few Polar Bear types from taking a dip every day!! Next, they will be breaking the ice to get in the water!! Fishing has been very good this fall. Our Rainbows are getting big!! The Lake Rules regarding fishing, guests and other issues are being updated and will soon be posted. The aerators have been cycling down. They will be winterized and turned off at the end of November. We will keep an eye on the ice as it forms and keep you posted as to when it looks to be thick enough for skiing and skating.

Post-Wildfire Recovery Report - We don't have a date yet for the permanent repair of our two main creek crossings of Falls Creek Main, but the work should begin soon. You will be notified as soon as we have a date. Every effort will be made to keep the road open through a shared single lane during the work. The work is funded by grants, and we do not need to provide the match. Please be very patient and helpful with the work crews.

Roads – Washboards are growing on the Falls Creek Main hill, and we would like to do one more grading of Main before winter. Hopefully we will get another wet weather event prior to the hard winter freeze. We are also working to get the conversion of the orange dump truck to a water truck done. Either way, we will grade again before December gets very far along.

The snow plowing equipment is ready to go. All we need now is a storm. Please drive with caution during snowy and icy conditions. Be especially careful driving down the hill on Main. Many people go off the road at the curve at the bottom of the hill because they are traveling too fast. Also, the turn by the mirror and guardrail and stop sign can be a problem. Again, many people have hit the rail and or gone off the road at that point. Those of you who are new to winter driving in Colorado, please get good winter tires, drive slowly, and anticipate slowing and stopping much earlier that you would under dry conditions.

Utilities – Both water tanks were inspected September 28, 2021. They provided several recommendations for maintenance improvements.

Water Supply Task Force – The team finalized the design and submittal of the new well application and the piping connections to our system to the State CDPHE October 28, 2021. The new well on Deer Trail will now be referred to as Replacement Well 4 per our water rights decree. We are waiting for State approval of our design and confirmation of required continued water quality testing schedule. Once approved, we are still planning for a Spring/Summer 2022 construction schedule.

Ranch Manager Liaison Report – No report received.

Old Business

- **Update on Visionary project** – Mark reported he has been in frequent contact with Visionary who is working to solidify their business case for the FCR project. Visionary is scheduled to be on the Ranch tomorrow (12/3/21) with a drone to evaluate the topography and tree density on the Ranch. A project decision is expected from Visionary in the next week or so.

New Business

- **Lake Committee Rules Updates** – The proposed updates to the rules were distributed to the Ranch for review and comments. Mark explained the main updates were to clarify that the boat launch and dry hydrant areas are not beaches but fishing is allowed there. Also, treble hooks and barbed hooks are not allowed. Due to a couple of incidents of teenagers shooting into the lake last summer, weapons are not allowed at the lake effective immediately. New signage will be installed at the lake informing residents and guests of these restrictions. A motion was made and seconded to approve the Lake Committee Rules as proposed. The motion was passed.
- **Architectural Control Committee Rules Updates** – The proposed updates of these rules were redistributed to the members to allow more time for review and comment. Final review and consideration of Board approval will be deferred to the January Board meeting.
- **Utilities Committee Rules Updates** – The proposed update to the rules were distributed to the Ranch for review and comments. Mary Ann pointed out the removal of the reference to a water system connection fee no longer required by Turner Investments. Wording was also clarified related to the continuing need for water conservation. A motion was made and seconded to approve the Lake Committee Rules as proposed. The motion was passed.
- The approved rule changes will be posted on the FCR website and will take effect in 30 days.

Announcements

- Paulette reminded everyone that Ranch Christmas tree cutting, and sales will occur on December 5 and 19, from 1 – 2 PM. Signups have been distributed. A \$20 donation to our Firewise fund is requested for a smaller tree and \$30 for a larger tree.
- Paulette reiterated that the scheduled date for contractor SGM to do the fire mitigation/remediation work on Falls Creek Main is still to be determined. That is expected to be sometime this month and will be announced as soon as we know.

Adjournment

The next regularly scheduled Board meeting will be Thursday, January 27, 2022, at 6PM. It is planned to be a hybrid meeting with Paulette Church as meeting host as well as via ZOOM. The meeting adjourned at 6:41PM.

Calendar of Required Board Actions for December-January:

- Review insurance policies for updates/renewal due Feb (VP)
- Send out second half annual assessment letters in Jan (Treasurer)

Respectfully submitted,
Mary Ann Bryant
FCR Board Secretary