

Falls Creek Ranch Association, Inc. Board of Directors Meeting Minutes

Thursday, February 24, 2022 at 6PM via Zoom

Call to Order and Roll Call – The meeting was called to order at 6:00PM by President Paulette Church.

Board Members present: Mary Ann Bryant, Paulette Church, Mark Smith, Charlie Simons, Bobbie Baird. Community members present: Eb Redford and Susan Morton.

Approval/Changes to the Agenda – The agenda was approved with the addition of Tax Returns under New Business.

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 – A motion was made and seconded to correct the January 27, 2022 minutes to rescind the approval of the first quarter financial report after errors were noted. The motion unanimously passed.

Presentation and Acceptance of Financial Report – Mark Smith reported that he has received the corrected and updated financial reports from our CPA showing August 1, 2021 through January 31, 2022 period. Two corrections were noted: 1) \$1,500 allocated from assessments (\$15 per lot) for transfer to our capital reserves for future tennis court repairs/replacement will be reflected as such a transfer under “Income”. This will be reflected on page 2 “Profit Loss by Class Report” and on page 6 “Profit Loss Budget vs Actual Report. 2) The Water Billing Service Fee (\$50/month/lot plus horse stables) income will be 100% transferred to Capital Reserves Fund (annual amount of \$60,600). The Water Billing Usage Fee income will remain 100% in the Operating Fund. The Board is pleased with our new CPA Firm’s efforts to reflect our financial status accurately and professionally. A motion was made and seconded to accept this financial report with these two corrections. The motion unanimously passed.

Committee Reports

Architectural Control – Nothing new to report.

Beautification – Nothing to report.

Common Property – No report.

Dam – Nothing to report.

Fire Wise Ambassador - This month we have loaded logs cut in the fall and had them hauled to Timber Age. We did receive a \$3,000 grant of federal funds through a FACO Opportunity Grant. It will fund the purchase of a large gas-powered chainsaw, a battery-powered pole saw, and a battery-powered small chainsaw. It also will pay for summer staff to help volunteers use this equipment and other to mitigate on common property. We have requested our first reimbursement from the Forest Health Grant from CSFS for \$17,886.48. Our CWPP plan for mitigation is due for an update and work will begin on it later this month

Front Entrance - Nothing new to report. Still waiting for contractor bids.

Horses – Nothing to report.

Lake – It's getting warm, and the lake ice is melting. Please either stay off the lake or use extreme caution when skiing or skating. Aerators will be serviced and turned on in March.

Post-Wildfire Recovery Report – Nothing new to report.

Roads – As usual, winter is taking its toll on Main in the form of potholes. It is much too early to regrade the road at this point with two months of (hopefully) snow season ahead of us. To do so now would break the bond of what mag chloride is still left in the surface and create muck instead of a hard surface. Ray will be addressing/repairing the pothole areas individually as they develop.

Ten residents along Main have requested, in a group letter to the Board, that excessive speeding on Main be addressed once and for all. A proposal was advanced by the road committee, and approved by the board, to slow traffic with the installation of speed “humps” at two to three locations and three way stop signs at Starwood and at Dyke Canyon. If you want to see what a speed hump is, drive along west 2nd Ave between 24th and 22nd in town. This work will be completed after the snow season is over, probably in April. If you would like further clarification on this, you should call or meet with Board Member and Roads Chair, Mark Smith. He is happy to answer any questions you may have.

Utilities – No report.

Water Supply Task Force – The Task Force met February 12 to begin tasks related to the Spring Well 4 Replacement construction/system connection work. Water quality test samples will be collected the week of Feb 21; work will begin on long-term water system budget planning; Task Force members will begin meetings to review succession planning for our water system staff. We welcome resident Melissa Smar to our team.

Ranch Manager Liaison Report - Ray Smith submitted the following report:

During the past work period tasks performed have been:

- ❖ Collected bactis and delivered to San Juan Basin Health before the 15th of each month.
- ❖ Plowed Snow (JAN)
- ❖ Worked FCR Main from front gate to Starwood.
- ❖ Sanitary Survey

During the month of January plowed snow once; it has been a mild but cold winter so the windrows are frozen and very difficult to move. Large bolt on the wing worked itself off; had to retrieve the wing with the backhoe. Some maintenance will be required.

Was able to work potholes with the blade from front gate to Starwood. Roads very frozen and not much progress; Spring roads will be challenging. A real different winter for sure.

Most of the period was dedicated to the Sanitary Survey conducted February 7, 2022; attended by Casey Kay (CDPHE), James Glover (FCR) and myself (FCR).

All documents have been revived and transferred to current state templates. Much time was spent communicating with state inspector via emails. He had requested FCR NO.1 data; it was provided to him on a thumb drive and much of our clerical data audit was done via internet, email, and US Mail.

By having most of FCR NO.1 survey completed and FCR NO.2 a mirrored system, other than the Transfer Line, prior to the inspectors arrival - it made for a short survey, about 5 hours for both systems mostly over records. The inspector elaborated on excellence in FCR record keeping and was most impressed with FCR 1 and 2 pumphouses and SCADA system. He went on about the layout in the pumphouses using the wall for plumbing installation, and was very impressed on how the system was all labeled with Valve ID's, Flow direction, Tap ID's at utility sink, etc. He was very pleased on cleanliness - just very pleased with our systems operations buildings and with FCR's systems overall.

The inspector advised that tank inspections were now required only twice a year. Being how the task can be performed 1st quarter, as late as March, and 4th quarter, as early as October, with now snow or obstructions from winter, I think it is in FCR's best interest to continue with quarterly inspections and stay with that schedule.

Even though I do pride myself on record keeping, I plan to continue as I always have with hard copies. I was informed that the State of Colorado will be going completely digital. During preparations for the survey, Utility Administrator, Eb Redford, had asked why the state wasn't digital already. I answered in the past one of the most intense procedures of the inspection was to examine (audit) all records, was always taught in classroom and professional environments. these documents must be available and on current templates or will face violation. OH WELL! disregard its 2022 now ☺ again FCR will always have hard copies and originals on file. But truthfully was told we don't need to and can shred the files we have as long as they are backed up digitally (I can't do it). This is not only due to current health issues around the world, but the State is eliminating so much clutter and tail chasing within their database.

Sanitary Surveys are conducted every 3-5 years. FCR's last two surveys had a 5-year gap; we should plan on next survey in 3 years. Even though FCR has a clean bill of health there will be a letter of recommendations. Mr. Glover has offered to assist in these tasks.

Upcoming Tasks:

- CCR's
- Download annual Monitoring Plan
- Complete Water Truck
- ROADS!!!

Old Business

- Architectural Committee Rules Updates – Board approval. A motion was made and seconded to approve the updated Architectural Committee Rules and Regulations. The motion unanimously passed. The updated rules will take effect in 30 days (March 24, 2022).
- Visionary project update – Mark Smith reported that the Visionary project is still planned for some time this Spring – no set date yet. Visionary will make an on-site visit soon to site the electrical line routes from LPEA boxes to each of the three approved locations. Eb Redford requested to be present during that process to assure correct utility routes and connections at the water tanks.

New Business

- The Board has received the tax returns for our fiscal years 2019 and 2020 from our CPA. These returns were delinquent due to Covid issues with our previous accountant. A motion was made and seconded to approve these returns and submit to the IRS immediately. The motion unanimously passed. Mark Smith will handle this with our CPA. We expect no delinquent penalties will be made.

Announcements

- Paulette announced that Big Brothers/Big Sisters of Durango need volunteers to serve in this capacity to local youths. Contact the organization directly if you can provide this service.
- Resident Ginette Chapman has initiated a neighborhood “FCR Exchange” private site on NextDoor. This is intended to be for FCR residents only where unwanted items can be donated to other FCR residents (no money exchanged). Services to help neighbors can also be part of this “exchange” effort. Now is a great time to declutter your home and garage! This could be a future feature on the FCR website that would be password protected for residents only. Contact Ginette Chapman directly for questions and interest.
- Mark your calendars! – Our annual **FireWise Day will be held Saturday, May 7, 2022, 9AM-Noon** at the fire station near the FCR entrance. This is an important event for members to attend to learn about our ongoing fire mitigation projects and how to protect our properties. More details to come.
- We will have two Board members completing their terms July 31, 2022. We need volunteers to fill these two three-year terms. Please consider volunteering to serve our community in this way. Contact Paulette Church or any other Board member to express your interest and obtain more information.
- The March Board meeting will include information relating to the composting/glass recycling proposal.

Calendar of Required Board Actions March:

- Reminders for late assessment collection (Treasurer); schedule/plan Firewise Day (Firewise Ambassador); announce need for new Board members (2) for 3-yr terms starting August 2022 (President); Reminder email re bears in spring (Secretary)

Executive Session – The Board convened to Executive Session at 6:25PM. The purpose was to review matters pertaining to employees and staff of the Association. Executive Session ended at 6:55PM.

The Board returned to regular session at 6:55PM.

Adjournment

The meeting was adjourned at 7PM.

The next regularly scheduled Board meeting will be Thursday, March 24, 2022, at 6PM. It is planned to be a hybrid meeting with Paulette Church as meeting host as well as via ZOOM.

Respectfully submitted,
Mary Ann Bryant
FCR Board Secretary