

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

Thursday, January 27, 2022 at 6PM 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 (via proxy), Bobbie Baird. Community members present: Eb Redford, Brigid and Mark Walsh, Pat Fettinger, Molly Paterson, Diane Brady, Roger Miller, Susan and Michael Morton.

Approval/Changes to the Agenda – The agenda was approved with the change to defer the vote for Architectural Control Committee rule updates.

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 – Motions were made and seconded to approve the minutes from both the October 28, 2021 and December 2, 2021 Board meetings. The motions passed.

Presentation and Acceptance of Financial Report – Mark Smith reported he is working closely with our accountant to make corrections to our first quarter reports. Also, the December 31, 2021 report was received today and will be reviewed promptly. Mark reported the following balances as of 12/31/21: Operating Fund - \$162,240; Grant Fund - \$30,000; Capital Reserve Fund: \$264,882. A motion was made and seconded to accept the corrected first quarter financial report. The motion passed. (Note: This approval to accept the first quarter financial report was rescinded by unanimous Board vote at the February 24, 2022 Board meeting to reflect subsequent errors noted.)

Committee Reports

Architectural Control – There are currently 10 open projects on the Ranch. Most are not active until Spring.

Beautification – Nothing to report.

Common Property – No report.

Dam – Nothing to report.

Fire Wise Ambassador - The Firewise Committee has ended mitigation projects due to the heavy snow and is working on updating our Community Wildfire Protection Plan for the coming

year. We have submitted one request for reimbursement to the Colorado State Forest Service (CSFS) for the Healthy Forest Grant in the amount of \$18,437.97, with an in-kind match of \$17,567.25. We are preparing a first request for reimbursement from the SFA-WUI grant to be submitted later this month. Both grants are supervised by CSFS. If you have mitigation hours you have not submitted for 2021, please send an email with a total and summary of work done to church970@icloud.com.

Front Entrance – No report.

Horses – Nothing to report.

Lake – As of early January, the lake is well frozen. People are skating and the rink has been cleared (Thank you to Scott Southworth!). There is also a cross country ski route around the lake that is being used by many. Stay close to the shore, watch for soft spots, and try to use the ice in the mornings before the sun has had much of a chance to hit it. If these warm days continue, the ice will deteriorate. Please use sensible judgment. If the ice goes bad, there is still good skiing in the meadows.

Post-Wildfire Recovery Report - Work to install a large box culvert on north Falls Creek Main and prevent further damage at the Dyke Canyon crossing have been postponed until spring due to the snow and frozen ground. We have been informed that the Falls Creek projects are still fully grant funded and are priority projects as soon as the ground is workable. Residents will be updated as soon as more information regarding a work schedule is made available.

Roads – Ray Smith has done a great job keeping the roads plowed through the extended snow storms we have had. Also, it seems we are all handling the slick roads well. Very few stuck vehicles or accidents so far. Thanks for being so careful!! We have a warming trend on the way, so that means the roads will be thawing and there will be slush to deal with. Ray will be trying to keep up with the melting snow base on the roads, but please try and be patient. We will get to the slushy spots as soon as possible.

Utilities – We will begin drafting a water system-specific budget this winter for discussion by the Board and members for later in the year. Eb Redford inquired about the status of the Visionary project as it relates to work to be completed at the water tanks. Mark Smith reported he is in contact with Visionary and we are still waiting for a work date from LPEA. We still expect this to occur this spring. Eb will be coordinating work with Ray regarding the electricity feed and the needed SCADA system updates for next fiscal year.

Water Supply Task Force – We received approval from the State December 7, 2021 for our final design plans and specifications for Replacement Well 4. Water quality testing scheduled is still required; timing is to be determined. We are still planning for a Spring/Summer 2022 construction schedule.

Ranch Manager Liaison Report - During the work period of November tasks performed have been:

- ❖ Collected bactis and delivered to San Juan Basin Health before the 15th of each month.
- ❖ Meeting on low flow crossing
- ❖ Graded Roads
- ❖ Road Grader prep
- ❖ Dodge prep

Bacteriological samples are collected monthly to remain in compliance with the state; fecal and coliforms are not present during the month of November.

Met with the contractor and engineer also FCR at FCR Main and the North low flow crossing to plan for water main moving project. The plan is to still perform the task in December moving the existing water main West within the creek bed to allow installation of concrete culvert. FCR has purchased all parts and has them stored on site.

Repaired and mounted the wing and snow chains on the road grader. Greased and washed windows to make ready for plowing.

Had snow tires mounted to the Dodge. Mitigation crew still using the unit until end of month. With weather holding out as good as it has been there are no issues with the unit being in the field. The sander and plow can be installed later early December weather permitting.

Finished November with Thanksgiving on the ranch. All quiet.

During the work period of December tasks performed have been:

- ❖ Collected bactis and delivered to San Juan Basin Health before the 15th of each month.
- ❖ Water Truck
- ❖ Dodge
- ❖ Plowed Snow
- ❖ Christmas / New year

Bacteriological samples are collected monthly to remain in compliance with the state; fecal and coliforms are not present during the month of December.

Worked on retrofitting the international dump truck to operate as a 1,000-gallon water truck. The tank is purchased. The pump is mounted. Have straps to tie tank down; need to plumb in a spray nozzle and hydraulic hoses; the unit should be well ready by spring for watering our own roads.

Attached the plow and sander to the dodge made ready for plowing snow.

A couple of light storms passed thru allowing me to plow with the blade and establish boundaries. The last week of December yielded 8 days of snow conditions plowing every day but Christmas. The first two nights I used Kern to assist in cul-de-sac and intersection plowing as well as mailboxes and dumpster area. He caught on very quickly and did an excellent job cutting the task of plowing nearly in half. He could be big help on large storms. All in all, last storm produced about 3 feet.

Battery was purchased for diesel tank; the previous one was used 3 years exposed to elements before giving up.

Nancy is recovering very well thanks again to all. Celebrated Christmas with family here at FCR. Nancy and I almost made it to 9:30 for New Year's Eve before going to bed.

Upcoming Tasks: Prepare for Sanitary Inspection sometime February 7 – 11 (Ray Smith, FCR Caretaker)

Old Business

- The ACC Rules vote was deferred to February's Board meeting. The Board and the ACC will meet sometime in February to review the updates.

New Business

- Speed Control on Falls Creek Main – Paulette reported that the Board received a letter signed by nine residents asking for more definitive action to control speeding on FC Main. Note that letter is attached to these minutes for Ranch records. Mark Smith, Roads Committee Chair, reported the committee is recommending the following to the Board:
 - 1) Create road "humps" made of road base material for one or more areas on Main. Ray Smith would be able to grade and plow these areas easily. They can be easily maintained after wear and tear. We will monitor the effectiveness of this change. Signage will mark these locations. One would be located at the bottom of the FC Main hill (near the Tomczak or Burke home). If it seems to be effective, we can consider installing more permanent concrete structures in the future.
 - 2) Also, 3-way STOP signs will be installed at locations along FC Main to encourage slower speeds. Signs are proposed at Main and Starwood, and Main and Dyke Canyon Trail.
 - 3) The Road Committee has also purchased some "sandwich board" signs that can be placed on the roads in various locations during the summer encouraging slow speeds.

All the above will be monitored closely for effectiveness throughout the coming year.

Announcements

- Mary Ann Bryant is leading a resident work group to improve organization of our website and start reviewing options for future management of the site. Thanks to Susan Morton, Clint Keith, Pat Fettinger, Justin Poehnelt and Mitch Tobin for their willingness to volunteer for this group.
- Here's a friendly reminder to all residents to please pick up after your dogs on the Ranch. It doesn't go away in the winter on the trails!
- The Board has received a preliminary proposal for composting/glass recycling on the Ranch. Thanks to Jenny Holmen for the work on this idea. Once more detail is received, this will be shared with the members for discussion and a survey to determine levels of interest.
- Paulette announced that the FCR Christmas Tree cutting sales generated a total of \$440. Four hundred of this was donated to Wildfire Adapted Partnership which was matched in part on Colorado Gives Day, December 7! The remainder was placed in our general operating fund. Thanks to all who participated!

- Paulette also announced that La Plata County Sheriff Sean Smith recently presented information at a Rotary meeting regarding crime activity in the County. He suggested that several HOAs may want to consider installing security cameras at their entrances to capture potential trespassers in case of any robbery or crime activity occurring. This is something we can continue to consider for FCR.
- Mark Smith announced that mid-year assessment invoices have been sent out. Assessments are due February 1 with a 30-day grace period before late fees. Also, our accountant is preparing our tax returns. Mark is completing the annual renewal of our Board and Ranch insurance policies.

Adjournment

The meeting was adjourned at 7PM.

The next regularly scheduled Board meeting will be Thursday, February 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

(see attachment)

ATTACHMENT TO JANUARY 27, 2022 BOARD MEETING MINUTES

January 2022

To: FCR Board of Directors

From: Falls Creek Main residents

Subject: Falls Creek Main

Issue: Speed Control on Falls Creek Main.

Resolving the issue of excessive speed on Falls Creek Main is long overdue. Newsletter requests, Road Committee comments in each report, discussion at Board Meetings, and the summer meetings along with Sue McCarthy's plea to obey the speed limit has not been enough. Speeding cars, trucks and trailers create dust, noise and when washboards form the road gets even worse. There are vehicles that reach speeds in excess of 50 miles an hour when the roads are clear. Walking on Falls Creek Main, specifically the lower section, is dangerous. There are some residents who will slow down when they encounter walkers and dogs but most contractors, delivery vehicles and numerous non-resident vehicles do not.

Discussion:

We know that there have been attempts by the Road Committee to add small speed humps and even electronic signs to advise drivers just how fast they are going. We also know that for various reasons residents who do not even live on Falls Creek Main have objected. There have been a number of additional houses built in recent years and this has increased the number of cars and trucks. We understand that two houses will begin construction this year and these builders, subcontractors and heavy delivery vehicles will speed and create the significant amount of dust we saw this past summer. In addition to these authorized vehicles we will have the usual resident traffic and a host of unauthorized vehicles we typically see during the summer months.

Summary:

We have no reason to believe that there will ever be less vehicles on the Ranch and most likely there will be even more than we saw last summer. Consideration for the residents on Falls Creek Main by the rest of the community would be greatly appreciated.

Please accept this as an honest and sincere request to the Board to consider, review and implement appropriate measures that can ensure the health, and safety of our residents and our roads prior to the summer season. We are willing to support the Road Committee or team you appoint to determine options available and support implementation.

Residents on Falls Creek Main