

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

Thursday, April 28, 2022 at 6PM via Zoom

Call to Order and Roll Call – The meeting was called to order at 6:08PM by President Paulette Church.

Board Members present: Mary Ann Bryant, Paulette Church, Charlie Simons, Bobbie Baird, Mark Smith. Community members present: Eb Redford, Matt Howell, Mike Murphy, Jessie Kileen, Joan Heil, Gale Marinelli, Steve Dowler, Erica Harrington.

Approval/Changes to the Agenda – The agenda was approved with the addition of an Executive Session to discuss a confidential safety issue. A New Business item was added regarding a funding request from the Entrance Garden Team. The composting/glass recycling proposal was deferred to the May meeting.

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 duly made and seconded to accept the March 24, 2022 minutes. The motion unanimously passed.

Presentation and Acceptance of Financial Report – Treasurer Mark Smith presented the March 2022 financial report. There are a couple of items mis-coded. He will follow-up with the accountant. Overspending on some equipment repair issues will balance out for next year. The lake needs more paddleboard racks; Mark will check available budget for this expense. Fund balances as of March 31, 2022 are: \$195,871 in Operating, \$43,888 in Grant Reserves, and \$264,888 in Capital Reserves. A motion was duly made and seconded to accept this financial report. The motion unanimously passed. The report will be added to the FCR website.

Committee Reports

Architectural Control – We have 11 open projects on the Ranch.

Common Property – The Common Property rules and forms are being reviewed for needed updates. These updates are expected to be finalized and distributed for the May Board meeting. New plants have been purchased for the Entrance Gardens. Volunteers are needed to help maintain the gardens. Please contact Jenny Hardy (jennifer.hardy50@gmail.com) to volunteer.

Dam – No report.

Fire Wise Ambassador - The Firewise Committee has begun meeting to revise our Community Wildfire Protection Plan and coordinate the plan more fully with the Common Property Committee and its policies. Work is being done to finish up two areas marked before the pandemic where some trees will need to be removed and all slash from past and current work will be chipped in place. We plan to begin marking trees along north Main in anticipation of working in that area next. We are still monitoring for beetles and will advise CSFS and residents when they begin to fly. Please contact Phil Boroff if you see signs of pitch tubes, fine sawdust around holes, or yellowing trees. Cutting down and removing infected trees before the beetles fly has cut the number of beetle trees by about 90%. Spraying and pheromone packets will be used to lure beetles away from healthy trees.

Front Entrance - We have received an initial construction estimate for the front entrance. Proposing to address in stages: Stage 1 is to replace the wooden logs on either side of the entrance. This could be done very inexpensively with ranch logs and community help. Board is to review information at the next meeting and decide next steps. The Entrance Committee provided an updated design plan at this Board meeting. See Old Business for more details.

Horses – Nothing to report.

Lake – Mark Smith reported the aerators are not running yet due to needed cleaning. That work is expected to occur next week or so. We have lots of trout – go fishing!

Post-Wildfire Recovery Report – We do not have a start date on the new culverts at Dyke Canyon and Greenberg Crossing. Funds and plans are still in place and work should begin soon, hopefully mid-late May.

Roads – The conversion of the dump truck into a water truck has been completed. Ray will begin using the truck to keep the roads damp and the dust down, so please keep an eye out for the big orange dump truck spewing water. This is a great new addition and should have a major effect on the dust situation. Road rebuilding with gravel dumps is expected mid-May prior to mag chloride application which is currently scheduled for May 19. Chair Mark Smith reminds residents that work on 2 speed humps will be done this spring on the lower Falls Creek Main (near the base of the hill) in addition to 3-way STOP signs at Dyke Canyon and Starwood. We need residents' cooperation to SLOW DOWN. We need to keep dust levels and speed levels down for residents safety and quality of life.

Utilities – Eb Redford reported on the progress of the trenching for Well 4R pipeline. The work began April 18 and is occurring in the Big Rock meadow from the Deer Trail well site to the water treatment building on Oakcrest. Eb will be unavailable for the first two weeks of May; Ray Smith has the lead on this project. Once the connections are made to our water system, we still have water quality testing and SCADA electronic work to be completed before the well will actually be put into production.

Water Supply Task Force – This team met April 19, 2022 to discuss budget projections for the remaining current year and next fiscal year. Bonds Construction has begun trenching for the new water line and transfer line from Well 4R to the upper treatment building on Oakcrest

through the Big Rock meadow this week. This portion of the project should be completed in early May.

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
- ❖ Tire on GMC
- ❖ Pipe for Hoffman enclosure
- ❖ Water shutoff
- ❖ Sander and plow
- ❖ Water truck
- ❖ Road plate
- ❖ Graded FCR Main
- ❖ Locates
- ❖ CCR's
- ❖ Fire Hydrant
- ❖ Vacation

During the past work period grabbed bacti samples and delivered to San Juan Basin Health.

Both front tires on Dodge need to be replaced this summer. I have put the spare tire on front right side; it is a size smaller than what is installed on the rest of the truck and is an issue should we need the four-wheel drive.

Greased, oiled, and fueled all equipment; will need to replace cutting edges on the grader (already purchased) prior to working spring roads. Was unable to complete this task last month but will prioritize during the month of April.

Purchased the poles needed for mounting the Hoffman enclosure (electric panel) for new well #4 - primed and painted them; will assist if needed for the installation at new site.

Turned off water services at 7138 FCR Main and at 7594 FCR Main at owners request during March. Service at 7138 was placed back in service in April at owner's request.

Completed water truck modification to dump truck; seems to work well - need to fabricate a spray nozzle, the 2" nozzle currently in place proves to be too much release. Will need to reduce size to increase spray pattern (a minor fix); power take off switch in dash will need attention in the future. It failed but I was able to make repair to it allowing the switch to function properly. Two air hoses were also replaced; they are ¼ inch hoses and old ones were original; cold winter conditions gave the opportunity to fail.

Had to retrieve road plate to cover damaged road plate at the low flow crossing located on North Main. The unit was moved during the last time plowing. The revision of the low flow crossing will take place in May due to scheduling.

Pulled bar ditches and graded roads from front gate to Dyke Canyon Trail and lower end of Oakcrest Dr. Spring roads project to begin in April; goal is to apply Mag Chloride in early May.

Completed several locate requests and are current. Retrieved necessary parts to perform installation of two new water services for two lots being currently developed. Some parts are backordered and being pursued.

Completed Consumer Confidence Reports and posted on line to State Portal. Received a letter from Colorado Dept. of Health and Environment notifying FCR of reduced monitoring for Lead and Copper. Obligations are now every three years as opposed to annually. FCR will continue with

budgeting and perform sampling this year which will give up to a 4-year window before needing to sample again.

Replaced fire hydrant at the end of Skyline Dr. Still need to retrieve old unit and discard as well as move pile of backfill that is left over. Will use the backfill to bury open hole at deer trail. And elsewhere needed. There isn't much backfill material the task shouldn't take long.

Took two-week vacation during first part of April. I am requesting last week of June off; again will be available for emergency response.

Upcoming Tasks:

- Ditch for new electric service for Well 4
- Complete well 4 and new transfer line project
- Coordinate with Mark, and Bonds construction to begin spring roads project. Will also speak with Desert Mountain for mag order
- put in new water service at developing lot on Deer Trail

Ray Smith, FCR Caretaker, 04/19/2022

Old Business

- FCR Entrance Proposal – The Entrance Committee provided an updated design for our entrance which consists of 3 ponderosa logs on either side of the entrance, with the possibility of a center median where two new gates could be attached with a future electronic opening feature. A downward pointing light was also proposed on the east log structure. The entrance would need to be widened 3-5 feet to accommodate this design. The Board requested the Committee to meet May 19 with the Board to provide further details and cost options prior to having a larger membership discussion.
- Visionary Update – Mark Smith reported that the project is moving along. LPEA has installed two of the three new pedestals (at the Skyline and Sunrise locations). The third pedestal at Bear Scat is still to be scheduled. The next step is to have Ray trench at these sites for electric to be run. Visionary will provide the electrical work per our agreement. The Sunrise Lane site is expected to be completed first sometime in late May. The other two sites are expected to be completed mid-summer. Resident Mike Murphy shared his experience with Visionary's customer service has been excellent. Mark Smith agreed.
- LaPlata County Emergency Evacuation Drill – Paulette explained the April 29 emergency drill simulation being organized by the County's Emergency Operations Center. This is considered a test for the County. Several emails have already been sent to members describing the purpose and process of this drill. It is important that all residents register with the County's Code Red to receive emergency notifications within the County (even if you're out of State). FCR is one of only two subdivisions participating in this drill. All residents are to evacuate via the Mason Cabin emergency fire exit road. Our front entrance at CR 205 will be blocked at 3PM. Residents are then required to check-in at the Trimble Crossing parking lot to obtain your orange tag for identification for re-entry into FCR. Feedback from the Emergency Center's Director will be provided at our May 7 FireWise Day at the FCR fire station.

New Business

- Proposal for composting/glass recycling – deferred to the May Board meeting.
- Entrance Garden request – This team (formerly Beautification Committee) has requested additional funding to assist with maintaining the two gardens at the entrance and the fire station. New plants have been purchased but help is needed with weeding and watering. More

volunteers are needed. The Board supports this endeavor to maintain our lovely gardens. A motion was duly made and seconded to approve no more than \$1,200 for the remainder of this fiscal year to aid in this work. The motion passed unanimously. This will be reviewed for next year's budget as well.

Announcements

- The FCR Website has been reorganized and most documents have been updated. Some sections are still “under construction” but members should take a look and become familiar with the contents. There is a lot of new information related to being FireWise and general safety.
- 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. Paulette reported that several of our professional partners will attend the meeting. Resident John Whedon has also offered to demonstrate helicopter uses for fighting fires at our lake. Presenters will include Fire Marshal Karola Hanks, USFS representatives, resident Chris Heine for beetle information and more! All residents are encouraged to attend to participate in questions and provide input regarding all the work we're doing to protect our properties and the forest.

Calendar of Required Board Actions May:

- Finalize and approve draft budget planning (Board); Distribute annual reminder re car stickers and water conservation (Secretary); Conduct and submit Ranch Manager performance evaluation (Liaison); Finalize all components of annual meeting packet (Secretary); Identify potential Board nominees (Board).

The Board then adjourned the public meeting at 8:15PM and entered Executive Session to discuss a safety matter the disclosure of which would constitute an unwarranted invasion of individual privacy. The Executive Session adjourned at 8:49PM.

Adjournment

The meeting was adjourned at 8:50 PM.

The next regularly scheduled Board meeting will be Thursday, May 26, 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