

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

Thursday, March 24, 2022 at 6PM via Zoom

Call to Order and Roll Call – The meeting was called to order at 6:04PM by President Paulette Church.

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

Approval/Changes to the Agenda – The agenda was approved with the addition of new business items relating to County Emergency Drill, Logging Contract and Lot Adjustments. Two items were deferred to next month: composting/glass recycling proposal and Common Property Committee Rules 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 – A motion was duly made and seconded to accept the February 24, 2022 minutes. The motion unanimously passed.

Presentation and Acceptance of Financial Report – Mary Ann Bryant presented the financial report, in Mark Smith's absence, through February 28, 2022. Our new CPA continues to gain a better understanding of FCR financial activity and the reports are well done. Our Operating Fund balance is \$205,783; Reserve Fund account has \$264,886; our Grants account has \$30,001 as of February 28, 2022. We will begin planning the budget for next fiscal year in the next month. 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 13 open projects on the Ranch. Work on most of these will begin again in Spring. Our annual reminder will be distributed to residents soon.

Beautification – New plants will be coming next month to begin the Spring season.

Common Property – No report.

Dam – The big challenge at our lake this year, like at all lakes in the southwest, will be to fill it and keep it reasonably full through summer. Our Staff Gauge is covered with ice but on 12/15 our lake measured 38 inches below capacity (38million gallons) and we continue to release water at a rate of .15 CFS (approximately 667K gallons a week). On 4/1 we are obligated to increase the amount of water we release to .25CFS which is approximately 1.2mm gallons a week. It's this simple, for our lake to fill we need significant spring run-off. Think Snow, lots more snow. We are still obligated to administer water rights.

Fire Wise Ambassador - The USFS, working with three fire mitigation collaborations, is currently working on plans in the Junction Creek and Falls Creek areas, including Hidden Valley and High Meadows. Paulette has been attending their meetings and has invited in representatives from Hidden Valley and High Meadows. The work will be done across boundaries with the USFS, BLM, private landowners, Durango, La Plata County and Colorado State Forest Service. The team includes archaeologists, foresters, wood processors, trail design and builders, fire behavior specialists, wildlife management specialists, riparian specialists, hydrology specialists, and representatives of the landowners. We are in the early planning stages and trying to build as much into the project as we can to be efficient with our resources and wise in our planning. It's exciting to be included and able to tackle areas near us that have needed mitigation for many years. Paulette is preparing an email for the Ranch with more details and possibilities so watch for it. FCR is also working on selecting a contractor to remove our logs this summer so we can meet the requirements for the three grants we currently have received. Work will be detailed at the May 7th Firewise Meeting from 9 to noon in our firehouse. No work is planned until April.

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

Horses – Nothing to report.

Lake – Nothing to report.

Post-Wildfire Recovery Report – Paulette has been contacted by engineering consultants, SGM, who have indicated they are hoping to conduct the cement culvert work on North Falls Creek Main sometime in April. Members will be notified as we receive more definitive timing.

Roads – Nothing to report.

Utilities – Eb Redford reported that the annual Consumer Confidence Reports (water quality data) have been completed and will be distributed to members with the next month's water bills. New water meters and components have been purchased and are ready for installation for the two new homes planned to begin construction this Spring. Ray Smith will coordinate this installation.

Water Supply Task Force – Mary Ann Bryant reported that we have received State approval for the Well 4 Replacement design and water quality reports submitted March 1, 2022. Eb Redford has received a bid from Bonds Construction for the Well 4R trenching, installation and backfilling of new water lines. The bid was accepted, and work is planned to begin April 18, 2022.

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
- † Serviced equipment
- † Hydraulic hoses
- † Backhoe
- † Annual Monitoring Plan / CCR's
- † Vacation time

During the past work period grabbed bacti samples and delivered to San Juan Basin Health. Eb ordered two Keep on Pumping kits for Cl₂ pumps; installed one in the lower pump house. The upper Cl₂ pump itself was replaced last Fall both systems operating well.

Last week of February and first two weeks of March have been very bountiful with moisture. Two storms in late February and four storms back-to-back in early March. First two storms I used Kern plowing intersections and cul-de-sacs using the Dodge, he did a fine job, and we were able to stay up with the storms. The last two storms I was able to maintain the roads using the grader then cleaning up and sanding with the Dodge. We got an early morning storm that left us inconvenienced until I could address the snowfall; was able to get all roads opened by 1:00pm, then sanded the roads so that residents were not too inconvenienced by icy roads.

Greased, oiled, and fueled all equipment; will need to replace cutting edges on the grader (already purchased) prior to working spring roads.

Had Caterpillar make up hydraulic hoses for the dump / water truck; had to purchase fittings at Tractor Supply - turns out they are an agriculture fitting. Need to purchase some carriage bolts and water truck is ready to be put into service for spring roads project.

The starter in the backhoe has been failing for several weeks. Went through Golden Equipment in Durango to order a new one. They are still the same name, but business is now owned by ProPower. I pulled the old starter to take in as a core and the new unit was shipped to Bloomfield NM. I made a quick trip there to make the purchase (stopped at Blakes Lotta Burger), came back to FCR and installed the new starter. Works like a champ. However, I have to air back right tire for each use, plans are to take tire to Basin Co-op for repair.

Downloaded CCR and Annual Monitoring Schedule. The monitoring not bad. Monthly bacti samples, Lead and Copper, and Nitrates. CCR's are a different form requiring more info input from the operator. CCR's will be done by end of March.

I am requesting to take first two weeks of April off; will be here to perform water tasks and emergency response and no plans to leave town, have some personal agendas I wish to address. Also, our oldest daughter is getting married on the 25th June - I am requesting June 20 to June 24 off again will be available if needed. However, we do expect company and wish to visit with them. As always if this conflicts with any FCR committees we can adjust.

Upcoming Tasks:

- CCR's
- Complete Water Truck
- Tire on backhoe
- Order diesel fuel

Old Business

- Visionary project update – Eb Redford spoke with staff from Visionary last week and confirmed they will pay for the electricity for the new SCADA systems planned for the top of both water tanks. LPEA has installed a new wattmeter adjacent to the existing transformer for the upper water tank. A new transformer and wattmeter will be installed by LPEA on Bear Scat Trail for the lower water tank. FCR will provide the trenching and wiring for this project along Bear Scat and Dyke Canyon roads to the lower water tank. Timing is still unknown.

New Business

- FCR Garden operations – Sara Carver presented the updated operations rules for the FCR Garden. This was reviewed by garden users and presented to the Board for approval. By motion duly made and seconded, the Board unanimously approved the Garden rules. Susan Morton will contact Chris Heine to request that any wood chips from fire mitigation chipping projects be delivered to the garden area for use in muddy areas.
- Tennis Court rules – The Board received updated operations rules for the Tennis and Pickleball Court from James Glover and Tom Bauer including the website for scheduling use of the court. By motion duly made and seconded, the Board unanimously approved the Tennis and Pickleball Court rules.
- Both of these documents will be added to the website, under Common Property Committee Amenities.
- Paulette reported that La Plata County Emergency Management will be conducting a countywide emergency drill with several “emergencies” staged for emergency response practice. One will include a simulated wildfire evacuation drill in which Falls Creek Ranch will participate. This activity for FCR will occur on Friday, April 29, 2022. More information will be published to our members as we learn more details. The Board supports our participation and the County's efforts.

- Paulette has drafted a logging contract with Waggoner Timber Services to conduct log removal from FCR as part of our grant supported fire mitigation projects for this season. We expect the work to begin during April and will involve 3 truckloads/week with approximately 40 logs/load. More details will be published to members as the work is planned.
- Paulette announced that the Board has identified the need to adjust boundaries of two lots to access our upper water tank and our fire emergency exit road so full access is made fully on common property, not private property. The owners of these lots have been notified. FCR will pay for the required lot surveys; it has been confirmed by La Plata County Planning Services that no Ranch re-plat is required to correct these lot encroachments. Timing is still to be determined.

Announcements

- Paulette has compostable, paper bags for all members' use to start cleaning up pine needles and pinecones around your properties. The bags will be burned in our Air Curtain Burner this spring. Spring Cleaning begins – come get your bags!!
- Paulette announced that we have hired several seasonal staff via our grant funding to assist us in this season's fire mitigation projects including professional sawyers. We do require all employees to wear appropriate safety gear. Give them a friendly wave and thank you when you see them around the Ranch.
- 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.

Calendar of Required Board Actions April:

- Begin budget planning (Treasurer/Comm Chairs); CCR due for water system (Ranch Manager/Utilities Chair); Annual Meeting preparation begins (Secretary); Plan/schedule spring Ranch clean-up day (Common Property/Firewise Chairs)

Adjournment

The meeting was adjourned at 6:51 PM.

The next regularly scheduled Board meeting will be Thursday, April 28, 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