

FALLS CREEK RANCH ASSOCIATION, INC.
2021 ANNUAL MEETING MINUTES
July 10, 2021

Pursuant to Notice duly provided to the membership, Association President Paulette Church called the Annual Meeting of the Falls Creek Ranch Association (FCRA) to order at 9:06 a.m., July 10, 2021.

President Church announced a quorum was present with a total of 72 lot owners represented at the annual meeting: 53 in person and 19 by proxy. Board members present were President, Paulette Church; Vice President, Terry Greiner; Treasurer, Les Lynch; Secretary, Elaine Ehlers; and At Large, James Glover.

1. Introductions and Agenda Approval

President Paulette Church welcomed the residents and thanked them for attending. President Church introduced all the Board Members and noted appreciation to the 3 Board Members who will be leaving the Board this year: Les Lynch, Terry Greiner and Elaine Ehlers.

The President recognized and welcomed our new Falls Creek residents which include: 25 new families

President Church recognized long-time residents or former residents who passed away in the last 2 years: Phyllis Anderson; Jeremy Coleman; Michael McLachlan; Byard Peake, Reid Ross; Don & Mary Southworth.

President Church asked if any changes needed to be made to the agenda and hearing none, approved the agenda as written.

President Church recognized the many volunteers who continued the work in this past year also the community efforts for the new Entrance Signs - Jessie Kileen and committee; Community Garden - Sara Carver and committee; Orchard – James Grizzard; Lake Storage Racks - Paula Mills, Randal McKown and Barbara Belanger; New Mailboxes – Phil Boroff; Restroom Cleaning Schedule – Jenny Holman and Mark Smith; High Speed Internet -Terry Greiner; Water Supply/Wells – Eb Redford, Chris Heine, Barry and Mary Ann Bryant and James Glover; Security Guard- Phil Boroff; New Bear Proof dumpsters- James Glover; New Insurance Carrier - Terry Greiner and Paulette Church; Fire Mitigation - Paulette Church; new Reflective Road Signs – Phil Boroff; Dam Mitigation- Scott Southworth, Michael Morton and James Glover; Trout/ Fish Stocking-Mark Smith and the many other “behind the scene” volunteers.

2. Approval of Minutes for the 2020 Annual Meeting

By motion duly made and seconded, the minutes of the July 11, 2020, FCRA Annual Meeting, sent with the Notice of this meeting, were unanimously approved.

3. Election of New Board Members

President Church reported that 3 Board Members will be leaving the Board: Les Lynch, Terry Greiner, and Elaine Ehlers. President Church asked if there were any nominees in addition to the three who have been nominated to serve: Bobbie Baird – 2-year term, Mark Smith - 3-year term and Jason Singh - 1-year term. There were no other nominations and President Church asked for a motion to approve the 3 nominees.

Tom Jones made a motion to elect the 3 new Board Members under consideration and Terry Greiner seconded the motion. There was no discussion, and all nominees were approved.

4. Committee Reports

This year, the committee reports were submitted via email and transmitted to the membership prior to the Annual Meeting. There were no questions or further discussion.

Architectural Control Committee – Mary Ann Bryant, Co-Chair

The Architectural Control Committee (ACC) currently has five members: Mary Ann Bryant (Co-chair), Nancy Peake (Co-chair), Jonni Greiner, Linda Johnson and Gale Marinelli. We have openings for two more members. We encourage anyone who is interested and wants to learn more about our committee's work to please contact any of us.

The ACC reviews all exterior improvement projects of members' homes (renovations or new construction) as required by the FCR Covenants and ACC Rules/Regulations. ACC review and approval is required BEFORE any work may begin. If you're planning any kind of exterior project, please contact the ACC with any questions you may have. We respond quickly so we don't hold up your project.

If you have any contractors at your property for exterior OR interior work, please remind them to respect our speed limits, no smoking on the Ranch except in their vehicle and they are not to use our dumpsters for trash.

Currently, there are 12 open ACC projects on the Ranch. Let us know if we can answer any questions or assist you in any way.

Beautification Committee – Jennifer Hardy, Chair

Our two front entrance gardens are doing great despite the heat and lack of rain. Many thanks to Marge and Bill Rebovich and Nancy Wallace for their garden design, careful plantings, and hours of work to create such a welcoming entry and example of Xeric plants.

We have had several work sessions to weed and tidy up. We invite anyone interested in getting involved in the gardens to contact Jennifer Hardy.

Unfortunately, the juniper tree next to fire house has died and will be removed by common property, but the tree trunk will be kept allowing a carving to be completed in the future. The Ranch would like to have a carving to recognize wildland firefighters.

Current committee members are Jonni Greiner, Brigid Walsh, Mary Grizzard, Nancy Henry, Susan Morton, Beth Kaplan, Mindy Ager and Jenny Hardy.

Common Property Committee – Phil Boroff, Chair

Forest Management

- In accordance with the FCR-published Community Wildfire Protection Plan (CWPP), the CPC has teamed with the Firewise Committee and others to contract additional forest restoration toward well-spaced trees with an eye on diversity in age and structure to ensure long-term healthy forests, while mitigating fire danger. The CWPP is almost 10 years old, but it continues to reflect the founding principles we use to guide our efforts. The CPC is looking for a volunteer to set up a committee to review and update the CWPP as needed.
- In the face of a challenging year and unexpected resource fluctuations, the Ranch Committees, along with our Member Volunteers have coalesced into a formidable unit to maintain critical momentum toward our restoration initiative.
- FCR Member Volunteers also continue to inspect for beetle infestation and fell trees as resources permit. We are careful to take advantage of available manpower and expertise to simultaneously address beetle issues and conduct restoration operations in the same areas whenever possible. Creating these efficiencies often result in not fully treating a given area at one time; however, careful tracking and documentation keep our efforts in line with the CWPP.
- While hiring a professional logging company is ideal, those resources have been difficult to attain. We have a few sources to help move the logs off the Ranch in a straight no-cost arrangement and we'll continue to do so as we progress.

Weed Mitigation

- The CPC requests all residents to be aware of weed growth on and around their properties and mitigate as necessary. While La Plata County procedures allow for weeds to be placed in closed bags and put into our trash dumpsters, we strongly encourage residents to bag their weeds for air curtain burning.

- This year, we've embarked on a new approach to weed spraying using industrial strength vinegar and manual techniques rather than commercial chemicals. If these prove economical, we hope to make it our default position when addressing noxious weeds.

Annual Clean-up Day

- We're planning two clean up days again this year. One in mid to late summer and one in the fall. We'll announce them as soon as we have firm dates. It is always an impressive thing to witness the FCR machine in action and amazing to see what we accomplish together.

Burn Yard (Previously Known as the Slash Yard)

- Air curtain burning (ACB) operations have transitioned to mainly pine needle bags. Slash is no longer being accepted from residents in the burn yard. Slash will be chipped on common property and individual lots. As a reminder, only the designated crew on duty is permitted to put anything into the ACB.
- The chipper acquisition has been a great asset and allows for greater efficiency and flexibility in ranch mitigation capabilities.

Budget

- The CPC requests no net change in operating budget for the coming fiscal year.

The Team

- Many thanks to our many volunteers and regular CPC members: Chris Heine, Clyde and Paulette Church, Jim Grizzard and Doug Parmentier. Maintaining a clean and safe community in the Wildland Urban Interface is no accident and your efforts were indispensable in improving our forest health and restoration operations.

Community Orchard Committee – Jim Grizzard, Chair

After grading and preparing the soil and erecting deer proof fencing, we planted 47 fruit trees (excellent varieties of apples, peaches, pears, plums, nectarines - some well over 10' tall) and over 100 other fruit plants (raspberries, strawberries, blueberries, and grapes). We seeded the orchard with white clover to prevent erosion and provide nitrogen to the fruit trees. Even in our first season, a modest amount of fruit will be available to share with Falls Creek residents and owners.

We warmly welcome all Falls Creekers to come enjoy a picnic or get to know the qualities of the fruit trees that now belong to you. Many of the trees still have their tags on them and offer a bit of horticultural education.

Installing a simple drip irrigation system remains to be completed. Funding for the orchard is voluntary. Special thanks to James and Mindy Glover, Mark and Tammy Smith, Clyde and Paulette Church, and all others who have helped fund the FCR orchard.

Members: Jim and Mary Grizzard, Chris Heine, Les Lynch, Warren and Leslie Seehuus, Steve and Lisa Autry and all who helped.

Dam Committee Report – Scott Southworth, Michael Morton

During the past fiscal year, the dam has continued to be in good operating condition with the help of ranch volunteers, Ray Smith, the Ranch Caretaker, Kern Rucker, a Ranch forest and landscape employee, and outside assistance, such as rodent control. Relationships with the responsible Colorado Division of Water Resources (CDWR) engineer are strengthened through frequent and focused communications. The CDWR regulates dams across the State including our Turner Dam. Significantly, the inundation map, which is a CDWR requirement for the Emergency Action Plan, has been updated in accordance with current requirements, using updated software, through the volunteer effort of James Glover. Our Emergency Action Plan is required to identify and manage risk to downstream homes and businesses in the event of a catastrophic failure of the dam. This voluntary work saved over \$10,000 in outside professional services.

Current summertime water outflow is 0.25 cfs. Throughout the year, the Dam Committee controls the outflow through the sluice gate in accordance with downstream contractual requirements. Note the volume of flow at different time units in the table, below.

<i>Gallons</i>	<i>Time Unit</i>
0.25	second
111.2	minute
6730	hour
161,568	day
1,130,976	week

The lake is currently 13” below full, and it is slowly rising. The next CDWR inspection is anticipated in August.

Entrance Committee- Jessie Kileen, Chair

Members: Tom Bauer, Don Henry, Joan Heil, Clinton Keith, Randal McKown

The Front Entrance Committee was formed in the fall of 2020. Our mission is to put in place a new FCR front entrance design that addresses the members' needs while providing a beautiful entry and FCR "sense of place."

We completed a membership survey which gave us a sense of what people are looking for and the practical necessities around the entry. We did a preliminary community and regional photo survey of front entrance designs.

We completed a temporary front entrance sign for the gates. The purpose of this sign is to serve as a stop gap measure informing people driving in that we are a private residential community, that there is no camping or trespassing, that the road is not a through road and states the speed limit.

We requested materials for the ranch be reserved for future use in the form of large logs and boulders that are being removed that could be potentially used for the construction of a new entrance.

FireWise Committee- Paulette Church, Chair

Committee Members and Special Roles: Clyde Church (Chain Saw Gang), Phil Boroff (Common Property), Chris Heine (Chipper Crew Chief; Forester), Steve Allen (Roadside Trimmer), Barry and Mary Ann Bryant (FCR Radio Spotters), James Grizzard (Forester; Community Orchard), Doug Parmentier (Air Curtain Burner Crew Chief; Durango Emergency Center Liaison), Sara Carver (Community Garden), Eb Redford (Water Utilities), Michael Morton (Dam Committee), Mark Smith (Roads Committee) and Brian Schowalter.

Past FireWise Ambassadors: Byard Peake, Mary Ann Bryant, Judy Winzell, Sara Carver

Accomplishments:

- 1) We have treated 32 acres of common property. We used a \$21,000 matching grant, volunteers, and summer workers to complete the work.
- 2) We have worked 2,552 volunteer hours during this period. Value = \$71,456.
- 3) We have spent \$24,084 as individuals and of Ranch funds hiring contractors on mitigation projects on lots and common property.
- 4) We have received \$18,250 in matching grant funds for a used chipper and Ranch paid \$16,221 of the cost. Renting a chipper costs more than \$1,500 per week.
- 5) As requested by CSFS, we shared the chipper and operator with the City of Durango, Heartwood Cohousing in Bayfield, and Edgemont Ranch with these organizations paying for most of the cost.
- 6) Paulette Church completed the Mitigation Best Practices Class 2021 sponsored by the USFS and four universities.
- 7) Paulette was invited to give presentations on the mitigation work we do in Falls Creek at workshops hosted by national and local organizations.
- 8) We earned the Firewise USA Community designation and certificate.
- 9) We earned the International Association of Fire Chief's Ready, Set, Go certification with one of the highest numbers of volunteer hours reported.
- 10) For the fifth year we received one of the \$500 National Wildfire Preparedness Day awards funded by State Farm Insurance and National Fire Protection Association. Funds were used to buy 950 compostable leaf bags for pine needles and cones to be burned in the air curtain

burner. This is the primary use of the ACB now and we now have volunteers picking up the bags for those who don't have a truck or trailer to haul them to the burn yard.

- 11) We were invited to apply for the national State Forest Initiative-Wildland Urban Interface Grant and have been awarded \$164,000. This is a 3-year mitigation grant and is for all fire mitigation and forest health work we do on the Ranch, including logging, contractors, summer workers, and equipment rental.
- 12) We had the meadows hayed by a local farmer to reduce wildfire risk and prepare a safe zone in the north meadow.
- 13) We received \$7,300 in reimbursement from the NRCS EQIP Program for the custom seed mixes we purchased and planted in our burn scar areas and disturbed drainage areas to prevent erosion from increased precipitation runoff due to the 416 Fire.
- 14) We continue our newsletter, Firewise Flash, and issue other emails to keep people aware of current fire potential conditions, fire restrictions, and provide new materials regarding the hazardous ignition zone, fire adapted building materials, and new fire behavior research.
- 15) We added a second Firewise meeting to inform residents of the importance and benefit of performing fire mitigation on lots and the common property and advised them on fire adapted building products. We also update lot owners on the annual revision of the Community Wildfire Protection Plan.
- 16) After confirming our escape road agreements, we conducted an emergency evacuation drill in June with 26 cars and 55 people participating.
- 17) We founded the FCR Rapid Response Fire Team of volunteers and equipped them to watch for fires, notify DFPD of fires, and work to contain them with water and tool resources.
- 18) We have recruited 13 volunteers to meet with DFPD regarding their new wildland firefighter program for HOAs. This could include using the brush truck in Station 13.

Plans for the Coming Year:

- 1) Complete projects that were planned in 2018 and 2019, plus treating small areas at the north end of Oakcrest, intersection of Snowshoe and Starwood, and on Falls Creek Main north of Oakcrest. We are continuing to trim up pine along our roads and trim back ladder fuels, grass, and dying trees along the roads.
- 2) Collaborate with Common Property in planning and completing at least two general Ranch cleanup days.
- 3) We have recruited a great summer crew to do the high tree trimming, operate the chipper, load slash, saw down selected trees and ladder fuels on common property, and keep vegetation trimmed back from along our roads.
- 4) We continue making plans with the Daybreak Rotary Club to remove the firewood not gathered by residents to be processed and delivered to elderly and low-income families, which use firewood for heating.
- 5) Paulette continues to serve on the Steering Committee of the Columbine Forest Restoration Collaborative and the Stakeholders Network of the Rocky Mountain Forest Restoration collaborative, both of whom are working to prevent large-scale catastrophic wildfires in our region and to help with forest restoration.
- 6) Apply for continued certification by Firewise USA and the Ready, Set, Go Program from International Association of Fire Chiefs.
- 7) Have the Firewise Committee assess needs for equipment, maintenance, and temporary staffing for next summer to continue mitigation and healthy forest restoration work.

- 8) Vigilantly watch for grant and partnership opportunities to help us reach our healthy forest goals.
- 9) Continue to host visiting neighborhoods and organizations that have been referred to us as an example of a well-mitigated community.
- 10) Share our chipper and operator with Rafter J for 2 days with their homeowners paying for costs.
- 11) Inventory all our equipment and locate maintenance materials in one location.
- 12) Work with local innovative company, Timber Age, to bring their portable mill here to utilize our logs to create beams and thin sheets to be used to create shade structures to be used at the Ranch as approved by relevant committees, FCR Board, and residents.
- 13) Work with the Entrance Committee to identify and harvest logs needed for their approved entrance structure.

Horse Report – Peggy Yotti Lynch

The Falls Creek Ranch Stable currently has three horses. We have space for five additional horses at two horses per corral.

We have done extensive fence repair this spring replacing fence posts and stays. Last autumn we brought in truckloads of road base and gravel to improve footing and reduce mud. A new outdoor riding arena was erected in spring. We have added two new signs on the approach to the barn to remind motorists and bikers to slow down and proceed with caution if they see the horses out and about. The original FCR Horse Barn sign is down temporarily for refurbishing. A security camera has been installed to protect the premises from trespassers from off of the Ranch. We continue to use Fly Predators to mitigate the presence of stable flies around the corrals and remove horse manure promptly to the manure pit to accomplish the same goal.

We appreciate the help of residents who volunteered their help and machinery with the above projects, and we thank the Ranch for removal of the straw bales in our trailer parking area.

Peggy Yotti Lynch, Jessie Kileen, Pinky Harper
Falls Creek Ranch Horses LLC

Lake Committee

Membership:

Bonnie Trammell (summer co-chair), Jenny Holmen (summer co-chair), Mark Smith (winter co-chair), Jenny Whedon, and Lea Ann Vincent

Notices:

- All watercraft that are stored at the lake need an FCR decal. There are currently several kayaks and paddleboards stored on the beach without identification. If you need a decal, please contact Jenny Holmen (jennybell@hotmail.com).
- If you are planning a large gathering at the lake, please post this on the calendar behind the mailboxes. It helps notify your neighbors and avoid scheduling conflicts. Please be respectful of our shared community property, and limit group sizes as much as possible.
- Please note fishing guidelines, which are provided in the “Latest from the Lake” newsletter (sent to you via FCR email and posted by the mailboxes).

Accomplishments:

General:

We revived the “Latest from the Lake” newsletter to keep residents informed of happenings, rules, and general information involving the lake and beaches. This summer newsletter was started last summer and is submitted to the neighborhood via FCR email. A copy is also posted by the mailboxes.

Beach Maintenance:

- We rehabilitated the bathroom at the shop this spring. A deep cleaning was done, the floor was painted, and a new sink and soap dispenser were installed. It is ready for lake users! The bathroom is located on the right (northern) side of the equipment shed, which is directly across the road from the mailbox parking area. Cleaners will visit the bathroom every 2 weeks during the summer, but please try to keep this shared site tidy!
- A load of new sand was added to the Shady Beach in May. This did a good job of covering most of the gravel that was starting to poke through.
- New Polywood furniture (eight Adirondack chairs and a picnic table) were purchased and delivered to the Sunny and Shady Beaches in April. The old plastic chairs have been retired!
- Over Memorial Day weekend, we held a successful beach clean-up event. Over 35 FCR residents participated – mowing, weed-eating, trimming willows, raking, pulling weeds, re-painting signs, cleaning rafts, cleaning out storage boxes, removing trash, and tidying up the beaches for all of us to enjoy this summer. Thanks to everyone who participated!

Aquatic Wildlife/Lake Health:

- The lake survived the winter in good shape with clear water and a healthy fish population. We shut down the aeration system in December, when the ice arrived, in order to keep the lake safe for ice skating and cross-country skiing. The system was turned back on in March, and continues to produce healthy, oxygenated water for our fish and other aquatic wildlife.
- Environmentally friendly, muck-eating microbes were added to the heavily used water around the swimming areas near the South Raft and beaches. The aim here is to reduce the muck on the bottom (out of which the weeds sprout) to limit weed growth. This is done each year and seems to be having a positive effect. We also have a good population of grass carp, which eat weeds throughout the lake. You may have seen these gentle giants while paddleboarding around the lake.
- We released about 500 rainbow and brook trout into the lake in late April, and they appear to be doing quite well. Many of our resident fishermen (and fisherwomen!) have been tying into big rainbows this spring. The brook trout are a bit smaller than the rainbows but are quite aggressive and will grow into some really nice fish over the next year or so. Of course, the bass population continues to thrive, and those guys are getting big quickly. You can almost catch one on every cast.

Recreation/Social Activities:

- We revived the ice-skating rink this year, and it was quite popular! There were hockey games and recreational skaters using the lake daily during December, January, and February. Early on, the ice was so clear that you could see the fish swimming underneath it! Don Southworth's gigantic loaning library of ice skates was put back into service, ensuring that all residents could cruise the ice.
- We also resurrected FCR's annual New Year's Eve Party! This included bonfires, food, and ice skating by candlelight. We had a blast!
- Our summer "kick-off" party, the first lake party of the season, was held on Memorial Day weekend, immediately following the beach clean-up event. The party featured live music, cold beverages, a taco bar from Zia Taqueria, and excellent company! What a great start to the summer!
- Families with young children have recently started a Thursday night pizza party tradition at the Shady Beach. If you're interested in joining, please contact Bonnie Trammell (bonnie_bassett@bellsouth.net).

Goals:

General: We will continue to write and distribute the "Latest from the Lake" newsletter to keep residents informed of goings-on at the lake during the summer season.

Beach Maintenance:

- We plan to maintain the quality of the beaches with additional sand as necessary.
- We will continue to replace our older beach furniture with longer-lasting Polywood furniture.
- We will continue bi-weekly cleaning at the shop bathroom through the end of the summer beach season. Depending on the success of this, re-start regular cleaning again at the beginning of the next summer season.
- We will hold an end-of-season clean-up event in early fall.

Aquatic Wildlife/Lake Health:

- We will move three of the aerators further out into the lake to widen the area benefiting from the oxygenation process.
- We plan to continue to build the fish population with the addition of more grass carp and trout annually.

Recreation/Social Activities:

- We are in the process of planning a 4th of July celebration, which will have occurred by the time you read this update. Hopefully, there will be interest in making this an annual event!
- In August, Mark and Brigid Walsh (with some assistance from the Lake Committee) are planning a bass-fishing tournament and F-C-Arrr! Fish Fry (with a pirate theme). Keep an eye on your email inboxes for details!
- We will continue to encourage informal and planned social events at the lake, including continuing the winter ice-skating rink and New Year's Eve party traditions.

- We are in the process of developing some general identification guides (to be posted near the mailboxes) for animals and plants commonly seen in/around the lake.

Road Report – Mark Smith, Chair

Accomplishments:

Culverts were cleaned out on Main North and South of Mason Cabin. These two culverts were completely clogged and had not been in use for a few years. New barrow ditch was added and the drainage on that portion of Main improved. The persistent mud hole and large puddle at the intersection of Main and Mason Cabin was eliminated by this repair.

Work was done on the low water crossing on Main North of Oakcrest to improve the ability for low and very long vehicles to cross more easily. The cover for the culverts there needed repair several times and remains a maintenance issue. We will evaluate the possibility of removing those culverts and simplifying the crossing there after the monsoon season this year ends in the Fall.

Ray did a good job keeping the roads open and plowed using the newly rebuilt grader through the Winter. The roads held up well through the Winter, but as usual, began to deteriorate as the weather warmed and the snow and ice melted and did their work on our road base and gravel.

All thin areas of Main, Oakcrest, Snowshoe, Rockridge and Starwood received new road base in the Spring. All the major arteries were graded, rolled and received Mag Chloride during the Spring rebuild. The roads have held up pretty well through the dry period of late May and June. Hopefully we will begin to get some regular rain through July and August during the monsoon this year. Keeping the roads somewhat moist helps make the Mag last and keeps the dust down.

The road committee came in under budget during this fiscal year.

Goals for next year:

Correct the recurrent problem at the low water crossing on Main north of Oakcrest.

Keep our roads open and easily passable during the winter season.

Add road base where necessary on all Ranch roads, paying special attention to Main, Oakcrest, Snowshoe, Rockridge and Starwood which are the most heavily traveled roads. These same areas will also receive Mag Chloride treatment as well as regrading and compaction prior to the application of Mag in the Spring. All roads will be evaluated for repair prior to commencement of rehab at the end of the Winter season.

Excessive speeds continue to deteriorate our roads, create a dust problem, and endanger the safety of our residents, children, pets and wildlife. Speeding also creates a very big noise issue and negatively changes the peaceful character of our community. We will work to address this serious issue with our contractors who are doing numerous projects on our homes as well as with our own residents and guests who often inadvertently exceed the speed limits through the neighborhood.

Tennis Court – James Glover

Thank you for all the donations made towards restoring our FCR tennis court. We raised nearly \$12,500 and by mid-July the resurfacing project should be complete. The court will undergo a five-layer resurfacing with targeted crack restoration.

The new court will be marked out for both tennis and pickleball. New decking and walkways are being installed to complete the transformation. New outdoor furniture and a grill will provide for evening socials. Kid/adult tennis and pickleball lessons are being planned for August.

The court will be available to all FCR members and guests, no tennis membership will be required. There will be an online booking system to reserve the court - details published soon.

Thanks to everyone who has donated time and money to restore this wonderful FCR asset.

Utility Committee Report – Eb Redford, Chair

Eb Redford is in charge of Systems Operations, the SCADA system and is the Administrative Contact for the CO State Water Dept. Shirley Jones, Jennifer Hardy & Nancy Peake collect monthly water meter readings. Eb Redford processes meter readings and billing database. Durango based Elliot Meadows & Associates, LLC CPA processes customer payments. NM based TAK Technology generates and distributes monthly water bills. Barry and Mary Ann Bryant handle homeowner water usage discussions and troubleshooting. Tom Allen, Barry Bryant, James Glover and Chris Heine assist with Systems Analysis, Leak Detection & other utility projects. Thanks to all the Committee members – great work!

Ray Smith is the official CO State registered water system operator (ORC).

- Takes monthly water samples for testing & reporting
- Conducts annual testing for a range of chemicals as specified by the State
- Is chief operator of the two Disinfectant Systems (Upper & Lower)
- Responsible for system repairs

System Repairs

- No fire hydrant was replaced last fiscal year. We plan to replace one hydrant this fiscal year and another next fiscal year.
- Ray Smith and Eb Redford conducted flow testing for all 20 hydrants and Eb Redford submitted related data to the Durango Fire District at their request. The Ranch purchased a special hydrant flow diffuser for this task.
- Upper & Lower system household leaks. Faulty toilets are the main culprit. Call for help if you have high water usage and suspect a leak. We can narrow down the leak location to in your house or the service supply line outside from the meter to your house. Falls Creek Ranch is responsible for leaks in the service

line from the pipeline to the water meter. The homeowner is responsible for leaks between the water meter and the house.

Water Disinfectant System

- There are two Disinfectant Systems on the Ranch. The Upper & Lower Treatment systems have continued operations without problems since the 1 June 2013 startup.
- Backup power generation systems were installed for the Upper & Lower treatment buildings October 2015. They receive annual inspections and preventative maintenance.
- Each WTF (Water Treatment Facility) building double check valves and back flow preventers are checked annually by a person certified for that task. These certification reports are submitted to the State Water Dept.
- CCR's (Consumer Confidence Reports) detailing water quality are distributed annually to the membership. They are included as an attachment to a water bill sent to all lot owners each spring.

SCADA (System Control & Data Acquisition) System

- Water System operations are monitored daily. Eb monitors remotely during business trips.
- The System controls Well-1 and Well-2. Well-3 is manually operated but feeds the lower WTF (Water Treatment Facilities) System.
- Well-4 is no longer in use. It will be replaced by a new well. It was drilled this fiscal year but will be placed into operation during the next fiscal year. (See the separate Water Supply Task Force annual report)

Budgeted Capital Projects 2021-2022 fiscal year (if budget is approved)

\$32K to repaint the outside of the Upper and Lower water tanks (Deferred from last year).

\$6K to replace another aging fire hydrant.

Long Range Water Supply Status & Future Options

Topic is discussed in detail in Mary Ann Bryant's **WSTF** (Water Supply Task Force) annual meeting report.

Distribution System Issues

Upper & Lower Water Tanks:

- We think the tanks were installed in 1995 with a 60-year lifespan. They should be repainted and re-coated every 20 years.
- They were inspected on the inside with some minor repairs in Jan 2015. They were repaired on the inside in September 2015.

- A Lower tank leak was repaired in Sept 2019.
- Both tanks need to be repainted on the outside. Estimated cost is \$32K (Included in the 2021-2022 budget request).
- Both tanks need to be re-coated on the inside. Estimated cost is \$44K (2022-2023) Future Budget request.
- Both tanks need to have a new frost proof vent installed. No estimated cost at this time.

Distribution System - Long Range Replacement Project

- FCR hired the engineering firm SGM to analyze the Ranch Water Distribution System in 2018
- Their conclusions are to plan and budget for a complete replacement of the existing system most of which was installed in the mid to late 1970's.
- Their estimated cost for this project is around \$2,600,000.
- This entails replacing all the waterlines, valves, fire hydrants and tanks throughout the system.
- The WTF (Water Treatment Facilities) were completed spring of 2013 and are working well.
- They recommend raising water rates to generate capital for this project. (The Base rate charge was raised from \$25 to \$50/month following the July 2019 Annual Meeting).

Water Supply Task Force – Mary Ann Bryant

The Water Supply Task Force (WSTF) members include Eb Redford, Chris Heine, Barry Bryant, James Glover and Mary Ann Bryant. Over the last fiscal year, we drilled a new well on Deer Trail Road which will serve as backup to Well 2 on Oakcrest. We have conducted water quality testing on this well as required by the State of Colorado prior to connecting to our distribution system. To date the water quality is good and we expect the State will approve this well for production later this year.

The WSTF Team is now in the process of completing the appropriate paperwork as required by the State in concert with our Water Attorney to document the appropriate well permits and water rights for this well. We are also in the process of designing the construction plan for replacing our transfer line (between the upper and lower water system), connecting the new well to our treatment and distribution system, and adding this well to our SCADA electronic system. This design will be reviewed and signed off by a Professional Engineer. We expect this work to be completed over the summer. We will then plan for construction to occur next Spring 2022.

5. Treasurer's Report – Les Lynch

We are still closing the books for FY21 that ends 7/31/21. Cash balances forecasted for the remainder of this FY are \$399,937 made up of \$91,470 operating, \$269,859 capital reserve, and \$38,608 grant reserve. Prior year total reported at the annual meeting was \$369,759.

House Sales: 19 so far this fiscal year and 12 in last fiscal year for a total of 31.

Major expenditures in FY 21 from the operating account include improvements made by the Lake Committee, gravel and magnesium chloride for roads, and Common Property wages for part time employees for forest management. A major unbudgeted expense was the repair of the road grader after it caught fire last winter. Cost of restoration was approximately \$85,000. Easement notes totaling \$30,000 plus interest were paid off in October 2020. We were reimbursed \$18,250 from Colorado State Forest Service for purchase of the Vermeer chipper.

The proposed budget for FY2022 reflects no change in HOA dues, with an annual fee of \$3,000 for an improved lot and \$2,900 for an unimproved lot. There are 5 unimproved lots remaining. We will continue to allocate \$40,000 of HOA dues to the Capital Reserve account in our effort to build up the Capital account for future equipment replacement. We will continue to allocate \$60,300 of water fees to the Capital Reserve account for the same purpose. To balance the budget, we made some significant reductions on expenses in the Lakeside and Roads budgets, changed insurance carriers for lower premiums and reduced Waste Management costs due to our new dumpsters. We will need to pay \$20,000 plus interest in Easement Note Repayments in FY 22 - a decrease of \$10,000 from FY 21. This is the final year for those payments.

Capital Reserve expenditures in FY 22 include \$138,000 for the Water Task Force for hydrological studies, well drilling and construction to replace our water transfer line and connect the new well to our treatment and distribution system. Our water tanks need to be painted and we allocate \$30,000 for this purpose - deferred from FY 21. Fire hydrant replacement has been estimated at \$6,000.

Grant account income is projected to be \$53,691 minus \$20,000 for funds spent before reimbursement.

Invoices for the FY2022 HOA dues will be issued on or before August 1 based on the budget passed in today's meeting, and will be due on or before August 30, after which late fees will be assessed. Dues can also be paid in 6-month increments, with half due now and half due in February with no interest.

Call for Budget approval: The annual meeting packet includes the Board's proposed budget for FY2022. As per CCIOA rules, we must call for a vote to DISAPPROVE, or VETO, this budget; NOT APPROVE it. If it is vetoed, we default to using the existing budget approved at the prior annual meeting. If it is not vetoed, we adopt the proposed budget.

Paulette Church entertained a motion to "veto" the budget. Since there were no veto votes, the next fiscal year budget is unanimously approved.

6. Old Business

Water Supply Task Force (WSTF) – Mary Ann Bryant reiterated the status of this group's work as reported in the WSTF Annual Report noted above. She also described our water system components, water conservation needs and the availability of non-potable irrigation water from our lake. She explained our current work that drilling a new well is part of a multi-year project that was agreed to as an alternative to connecting to Animas Water Company in the Animas Valley. The new well drilled on Deer Trail this year will be a replacement to existing, but not

used, Well 4 and will serve as a backup to Well 2. In response to members' questions, the Task Force members (Mary Ann Bryant, Barry Bryant, and James Glover) explained that the Ranch hired an engineering firm (SGM) in 2018 to develop a 10-year plan to guide the Ranch in the replacement of our distribution system over time. This new well and replacement of our transfer line (between the upper and lower systems) is Step One of the long-term plan. It was further explained that the annual cost of this ten-year plan is a significant amount of money. The Ranch will continue to be prudent in maintaining and repairing our system in lieu of full replacement to control costs for our members. Our team believes we need to have a separate water budget and reserve fund to properly plan and account for future water system needs. A new budgeting structure for our water system will be explored to share with members next year to demonstrate the long-term planning and cost associated with maintaining our water system. Members were reminded to read the Utilities Committee Annual Report which clearly explains the daily work involved in managing our water system as well as meeting State water quality requirements. Members were also reminded to turn off their water at their homes whenever they leave town to avoid potential leaks. Owners are responsible for their water lines from their meter to their home.

7. New Business

Security Proposal – Paulette presented a proposal to provide increased security at the entrance during the summer months in an attempt to reduce trespassers and unauthorized users at the lake and elsewhere on the Ranch. The person's duties would be as follows:

- Have a resident use the Kubota to check on cars and people at the lake, user of the dumpsters, speak to contractors on the job site who are seen speeding, be available to check on concern calls from residents, and be visible on roads.
- The emphasis is on the weekends and holidays during the summer from May 20 to September 10: 20 weeks.
- Available to check on questionable situations when alerted by residents at other times of the year and paid for those hours in addition to the summer schedule.
- Hours per week would vary with an average of 15 hours per week. Pay rate is \$20 per hour as an employee.
- Background and skills needed include course and/or experience in Crisis Intervention Training, a calm demeanor, great people skills, comfort driving the Kubota with Falls Creek Security signs, good communication skills, and experience in facility management and/or security or law enforcement.
- Budget would be \$6,600 and come from Common Property budget as it is supervising our common areas. After discussion and a unanimous vote, Phil Boroff was hired for the position.

8. Announcements

- Ray & Nancy Smith to receive a bonus and petunia basket;
- James Glover – Tennis and pickleball court; thanks to all who donated to refurbish the court which is now called Calvin's Cliffside Court in honor of Cal Bauer (former resident); also, James has looked into solar panels for the equipment shed and Well 2 structures. This will require further discussion and funding exploration;

- Doug Parmentier – Reminder to residents about proper use of the Air Curtain Burner; no rocks or dirt in bags; keep bags easy to lift; hired contractors are not to use our burn yard;
- James Glover and kids - Recycling reminders/requests with a flyer for residents regarding recycling regulations;
- Sue McCarthy- Plea for residents to slow down, drive the speed limit and to remind their contractors and guests to do so as well;
- K Redford- Understand the importance and use of car stickers and hang tags for Day Guests and House Guests at the lake;
- Paulette Church – Visionary Update is that we are still negotiating arrangements and locations with hope to have installations begin in the Fall;
- Joan Heil – Social Committee needs more members and an increase in funding;
- Paulette – please no trash and cigarette butts along trail or roads; also, a plea to fence or keep dogs on leash; thanks to Eb Redford and Peggy Yotti for the updated Ranch maps – keep one in your vehicle; a reminder to sign up with LPEA Round Up to support nonprofits and mitigations grants;
- James Grizzard – raised the idea of adding chickens to the new orchard for pest control to be paid and maintained by resident volunteers. Two residents raised concerns regarding allowances for poultry per our Covenants. The issue was deferred for further research and discussion.
- Clyde Church – Silent Auction results for the original FCR road signs. Over \$1,500 was raised and will be used to offset our security expenses at the entrance.

9. Next Annual Meeting

The next Annual Meeting will be held on Saturday, July 9, 2022, at the Falls Creek Picnic Grounds.

10. Adjournment

The meeting was adjourned at 11:25 p.m. after a motion, a second, and all approving.

Respectfully Submitted,
 Elaine Richey Ehlers
 December 1, 2021