

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

**Thursday, August 25, 2022 at 7PM via Zoom**

**Call to Order and Roll Call** – The meeting was called to order at 7:04PM by President Paulette Church.

Board Members present: Mary Ann Bryant, Paulette Church, Robin Lucie, Bobbie Baird, Mark Smith. Community members present: Eb Redford, Joe Scarpino, James Glover, Matt Howell, Gale Marinelli.

**Approval/Changes to the Agenda** – The agenda was approved with the addition of Culvert update to Old Business. The two New Business items (trails and chickens at orchard) were deferred to a later meeting. An Executive Session to discuss personnel was added to the agenda.

**Board Member Survey for Conflicts of Interest with Agenda Items** – None noted.

**Open Period Comments from Residents – 3 minutes time limit** – None.

**Approval of Previous Minutes** – A motion was duly made and seconded to accept the July 24, 2022 Board Transition meeting minutes. The motion unanimously passed.

**Presentation and Acceptance of Financial Report** – Treasurer Robin Lucie presented the draft July 31, 2022 year-end financial report. Robin and Mary Ann had previously discussed some issues that will be finalized in the next 30 days. These include capitalization of a portion of the Ranch House rodent damage repair/maintenance, the riding mower that replaces the DR Mower, the new water transfer line between the upper and lower systems. The Well 4 Replacement project and the culvert project are both still works in progress so those FY 22 costs will be capitalized when both projects are completed during FY 23. The Board discussed the need to document on the year-end report that personnel and forest management costs paid out of Operating Funds during FY 22 will be accrued with the understanding that grant funds will ultimately cover those costs once the Ranch receives the funds from the granting agencies in FY 23. The Board agreed to defer acceptance of the year-end report until next month when these changes will be reflected.

### **Committee Reports**

**Architectural Control** – We have 12 open projects on the Ranch.

**Common Property** - Phil Boroff, CPC Chair, has developed a plan with the La Plata County Weed Director for weed spraying meadows and other areas of the Ranch during September and October.

The summer cleanup by Columbine Landscaping really perked up the entrance gardens. Mulch applied, gravel raked, plants trimmed, weeds weeded, perimeter weed-eaten, rocks restacked, and overall improved appearance. The two entrance flower gardens will need a fall trim and weeding but I hope that can happen with a few volunteers to leave the budget for next spring cleanup.

If it is possible to get a load of mulch like the Community Vegetable Garden got, placed next to the sign leading to the dam access. That is where the previous pile was located and Columbine used most of it for this summer's mulching. The new plantings are thriving and make a nice addition to the established plants.

We look forward to working with the new entrance when completed.  
Respectfully submitted, Jennifer Hardy, garden volunteer

**Dam** – On Wednesday 7/20, Matt Gavin, Dam Safety Engineer with Colorado Department of Water Resources (CDWR) performed the Annual Safety Inspection of our Dam. We have not yet received the formal inspection report but it will advise us to keep up the good work, require us to update parts of our Emergency Action Plan, will rate our dam as “Satisfactory” and allow us to continue to operate our lake at full storage capacity.

During the inspection Matt indicated that it is possible CDWR would provide assistance in design & construction of a state-of-the-art water level/flow measurement system for Falls Creek. CDWR has a budget for this type of project & are interested in data collection in the Falls Creek Area. We are just starting this discussion but the system Matt described would be a nice win for the ranch.

All in, it was a good summer season at the lake. Water level is currently about 2 feet below “full capacity” which qualifies our lake as SW USA Champion at successful resource/ water level management. Our success this year is attributed to good luck combined with the fact that we have good working relationships with downstream rights holders. Think Snow!

**FireWise Ambassador** - A second draw down request has been sent to Colorado State Forest Service for work done through a Healthy Forest Grant. We are still waiting for the first draw down request sent for the State Forest Association-WUI grant originally requested in November 2021 and have been assured it will arrive soon. We are lagging far behind on volunteer hours this year which is slowing down our requests for reimbursements. Regularly scheduled morning work sessions have been planned for the third Saturday of August, September, October, and November with potlucks to follow at noon. Sign up notices will be sent out 10 days before each workday. Right now work is focused on pulling slash, moving logs to the road for decking and loading, and chipping. A tour group of 22 USFS and other agencies recently came to FCR to look at recent work and needed mitigation work along our borders with the San Juan National Forest through federal grant funds. The work will include USFS mitigation work on the west side of Falls Creek Main, our emergency exit road improvements, trail work on FCR common property plus Hidden Valley trails. The Steinegger Ditch modifications may be done this Fall. Paulette will notify residents once the timeframe for these projects is known.

**Front Entrance** - Entrance Committee has selected the logs to be moved to the slash yard and held there for the project this fall.

**Horses** – We have approved and permitted two more horses coming by the end of September. We are now full at the stables. We have started a waiting list.

**Lake** – Nothing to report.

**Post-Wildfire Recovery Report** – Refer to the Roads Committee Report.

**Roads** – The repair of the high water crossing on North Main, north of Oakcrest is nearing completion. We now have a large permanent concrete box culvert to pass water during high runoff under Main. This project was paid for with grant money resulting the 416 fire. Falls Creek Ranch also used the opportunity to move and deepen the water line under that location to a safer depth.

New material will be added to Dyke Canyon Road and also Bear Scat to repair the damage done during the Visionary electrical installation that was done with Ranch labor in June. We are waiting for an update from Visionary as to when they will be able to install their new equipment and make wireless internet available across the ranch. Their representative is on vacation but will be back after the 22nd of August and has promised an update at that point.

The wet weather has helped the dust issues but has taken its toll in the form of some potholes. Those will be graded out this month in preparation for winter.

Speed humps near the Ranch entrance and on Main a bit north of Starwood are scheduled to be installed by Spriggs Excavation after they complete their work on the Jenkins home on Deer Trail. Three way stop signs will also be installed at Starwood and Main as well as at Dyke Canyon and Main. We are anticipating a September schedule.

**Utilities** – Eb reported that the new meter has been installed at the Deer Trail home construction site. He is waiting on two prior residents' water bill payments. Robin will follow up with those homeowners.

**Water Supply Task Force** – Work continues on Well 4R. We expect connection to our SCADA data system by the end of September.

**Ranch Manager Liaison Report** - It has been a very productive summer on Falls Creek Ranch 2022. Much has been accomplished with a great deal of participation with all hired help. Mitigation Crew has been outstanding with their help and Will has been very essential working when and where needed.

During the months of April thru August, tasks performed have been:

- Collected bactis and delivered to San Juan Basin Health before the 15th of each month
- Visionary Internet Project Dig

- Fire Hydrant install
- Transfer / Well 4 project
- Well 4 electric ditch
- Deer Trail water service install
- Annual calibration program
- Roads
- Visionary project Dig
- North Main culvert project
- Dyke Canyon leak repair
- Cleaned up spoil's piles at pumphouse #2
- Bladed main hill on FCR Main
- Annual Monitoring
- Dodge Ram failure / GMC maintenance
- Speed Bump Bollards
- New Compost Cage installation
- Straightened Shop
- Ranch House attic insulation and cleanup

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

Met with FCR and Visionary internet to develop a plan for the dig at 117 Sunrise Lane. An electric line needs to be installed from electric transformer to site North for installation of a communications tower. This task will require a dig by FCR and is scheduled 1st of June. FCR will rent a mini excavator and use it on the remainder of the digs from tank sites to meter set.

Completed installation of fire hydrant at 20 Skyline Drive. Older unit was upgraded with a new muller. Bonds performed the dig using a Hydrovac; once exposed it was identified as a 4-inch hydrant which was upgraded to a 6 inch. An adapter was needed to make the transition; only one available was in Farmington. Made the trip, and Kern assisted the following day Saturday with the installation - was unable to get bonds back due to work schedule. The tie-in was completed and hydrant is back in service. Durango Fire Dept. was notified when hydrant was out of service then again when new unit was back in service. Numbering was completed and the new unit as well as the new unit on Dyke Canyon and Bear Scat is in FCR inventory.

Assisted with transfer line and Well 4R project. The task lasted two weeks; a new dig across the Big Rock Meadow accommodates a new 2-inch transfer line and a 2-inch water line from well 4R abandoning existing transfer line. Both new lines travel North to Water Treatment Facility No.2 as a supplement for system 2 and a backup transfer for both systems. The task is complete, boulders have been removed with Mark Smith's assistance for completion of the project.

Dug an electrical ditch on deer trail project from electric meter to well head including accommodating for Hoffman enclosure. The electric conduit was put in and wire pulled, the

enclosure and main disconnect installed. The project was inspected and passed; the conduit was bedded then the ditch was buried. Will S. took the enclosure inside panel and made the arrangements to ship to SCADA contractor.

With assistance from Kern, performed water tap and service installation for new build at 143 Deer Trail. Need to fabricate a Styrofoam insulation pack; post and readout have been installed completing the task

Assisted Roseberry Plumbing with annual Backflow Prevention Program device testing, and calibrating backflow devices in both systems. Roseberry Plumbing also added a new backflow prevention device in line with the transfer line inside pump house facility #2 to allow flushing of the transfer line prior to placing it in service. Also performed quarterly tank inspection in accordance with compliance monitoring. Tank No.2 has a minor drip at one of the seams; I have been monitoring and it hasn't seemed to worsen. Eb is to schedule repair this Fall.

Performed Spring Roads Project. Will Smith operated a full-size water truck that was needed to be rented due to mechanical failure to orange truck, he also operated the orange truck once it was repaired. It was determined that the orange truck may work well for small projects and dust control. The high amount of wind and the scale of the roads project proves a much larger unit is needed. Mark rented a truck from Farmington and Will S. used it allowing us to prep roads for Mag Chloride/Lig Sulfate application. Desert Mountain arrived as scheduled however the spreader arrived with a flat tire. 4 States Tire was able to make the repair and mag/lig sulfate application started at 11:30; a very disappointing late start. The next day when rolling the mag in I was asked about color change in product at FCR Main and Dyke canyon. I was unaware of the change until I reached the location. Turns out the product ordered was exhausted with the load the spreader carried and two tankers were the product of mag chloride only. Arranged 4000 gallons to be refunded to FCR and reapplied the product from Starwood and Main to FCR Main and Dyke Canyon completing the task. Lots of wind and high volume of traffic at the time of application truly hampered the program making the task very complicated this year.

Cleaned horse manure pit. Need to get with appropriate folks to discuss new site for composite pits.

The next task is the Visionary Project. FCR is to dig ditches at 3 different sites in 3 different phases to provide accommodations for high-speed internet.

Mark S., Will S, and Jason assisted in the first phase of the Visionary project dig, at 117 Sunrise Lane. A great deal of the dig was done by jack hammer. Mark, Will, and Jason worked very diligently to accomplish the task - they held steady until the ditch was completed. Once electrical had passed, Will S. buried the ditch operating a small front loader.

The next phase was performed from the electric meter at 20 Skyline to Tank #2. Will S. assisted and the dig went very smoothly crossing the main line with no problems and no

damage to vegetation. Again, once electric passed, Mark S., Will, Erick and myself buried the ditches completing the second phase.

The third phase Will S. and I dug another ditch from 66 Bear Scat to Dyke Canyon then north to the top of the road, through the woods to tank #3 (lower). And once again after electrical had passed, Will, Jason, and I buried the ditch completing FCR's participation in the Visionary project. Visionary is said to install their hardware in September.

Contractor Stan Whinnery performed the dig at the new culvert project on North Main. This project consisted of two phases. Phase one, the contractor dug the water main detour ditch. FCR with a full crew (team) Will, Erick, Jason, Kern and myself re-routed the water main from south side of FCR Main out to the creek in front of new culvert and tie back into the water main on the north side of FCR Main. Although all of us had to brave the mud and water it worked very smooth and efficient with Erick and I in the ditch plumbing, Will and Jason plumbing on ground making cut's and managing parts, Kern shagging parts and traffic control. We were all in tune with each other, the task went without a hitch, and we completed the job in one day. I was 2 hours over on re-pressurizing the system but received no complaints. KUDOS to FCR residents. The second Phase was to install the new concrete culvert. Although FCR task is complete it was in our interest to provide traffic control. However, Will S. and I did participate in the installation and Will provided his knowledge wrapping the culvert the task was done. Will provided water so fill dirt could be processed and compacted. The riprap is nearly complete, contractor still needs to finish the road and set boulders to complete the task. Whinnery is to install a low flow crossing barrier and perform rock work up in a couple canyons to complete total job. Scheduling has not been shared with FCR at this time.

While assessing the Bear Scat and Dyke Canyon Road rehab, I noticed a large pool of water to the North side of Dyke Canyon, the weather had been fair and there should be no reason for the moisture. The area was isolated and it was deemed the main water line was leaking and coming to surface. Bonds Construction assisted with the dig and the repair job became very involved, and the leak needed to be chased down. The leak was found to be where the 6" main reduced down to a 4" main. I was able to find repair parts at Summit Supply and Grand Junction Pipe. While I retrieved the parts, Bonds using their Hydrovac excavated the area and prepped the pipe for repair. Bonds assisted with the repair providing much needed help for the job. Will S. was able to assist with water being restored; again I was 2 hours over on repair estimated time but received no complaints. Waited two days for dirt to dry out a bit. Will and I processed the dirt and buried the leak repair. Task is complete.

Took backhoe and cleaned up spoils pile at pump house #2 and across the street to the South that were remnants left over from the Transfer/Well 4R project. Material was used on the North Main Culvert project as backfill.

Ran the road grader and was able to knock down washboard's on the main hill from Starwood to Snowshoe - hopefully last until September.

Performed annual Monitoring sample collecting and submitted them to San Juan Basin Health. Results have been received and are in compliance with the health department and submitted to their portal.

The Dodge Ram had an idler pulley, water pump and serpentine belt fail. Fortunately, it happened at startup one morning and was shut down immediately. Durango Muffler Automotive has picked the vehicle up and it is being repaired. We are also having the electrical system looked at; the heater worked sporadically and power windows failed last winter. Mark and I discussed having these issues addressed with 22-23 budget. It is clear to me that FCR has the capability to work on equipment. FCR does not have the capacity to perform some mechanical issues. My shop is a living work place, it is being used by more people than ever these days. The environment is not set up as a mechanics shop but a maintenance shop and does not facilitate parts placed about for the duration to do such a fix. It is more efficient to keep labor force moving and have professional service assist when necessary.

On that note Will and I did perform maintenance oil and filter change and air filter change on the GMC, also replaced the starter it has been malfunctioning for some time, now that other tasks have been performed, needed time to perform the task is now becoming more available.

Will, Joe Scarpino, Clyde C. and I dug holes, mixed concrete and set Speed Bump signs in designated areas on FCR Main.

Will and I mounted a compost cage and placed it at the dumpster site for that committee. Will was able to apply a couple coats of green paint making it blend with the surrounding area well.

Began clean-up in the equipment shed. Many of the materials that have been stored the past year have been used. Clean-up will be quick and easy.

Best Cleaning is here removing insulation in the attic of Ranch House. It has major rodent presence and is very unhealthy up there. They have also performed a major cleaning, sanitizing, and replacement of new insulation. The job has taken 3 days.

#### Upcoming Tasks:

- Finish Roads on Dyke Canyon and Bear Scat
- Low Flow crossing project on Dyke Canyon and FCR Maim
- New water service tap on Ponderosa.

Ray Smith, FCR Caretaker, 08/15/2022

#### Old Business

- Composting project update: composting will start tomorrow. Jenny Holmen is trying to get a second bin. Table to Farm wants some of our wood chips to help their composting process. This will help them as well as provide a place for our unused wood chips. We may hold off on the glass recycling project depending on interest levels. Paulette will notify residents once more information is known.

- Visionary Update: We are waiting for an update from Visionary as to when they will be able to install their new equipment and make wireless internet available across the ranch. Their representative is on vacation but will be back after the 22nd of August and has promised an update at that point. Mark provided an update that there was a delay in getting the correct equipment. Members are thanked for being patient.
- Dumpster repair: Robin inquired as to the status of the dumpster repair. Mark will assess the damage with Ray Smith to determine if the lids can be repaired internally. Otherwise, a plan will be determined to replace the lids.
- Culvert update: SGM has contacted Paulette last week that they are experiencing some supply issues. Some rock and planting work still needs to be done on the upside of the culvert. Materials for the Dyke Canyon crossing are on site but we are awaiting contractor scheduling. Paulette will update residents once more detail is known.
- Firehouse snag update: There has not been a lot of resident interest in this project to date. We will defer this topic to a later date.

**New Business – None.**

#### **Announcements**

- Please note that bears are becoming much more active now as they forage for food up to 20 hours a day as they get ready for hibernation later this Fall. Don't entice them with outdoor feeders or open windows/doors!
- Welcome to the Ranch to new residents Pamela Anderson, Karen and Andrew Yates and Jeanne Hennemann!

#### **Calendar of Required Board Actions August/September:**

- Workers Compensation Audit (VP/Payroll Dept); Transfer any unneeded files to Secretary (BOD); confirm bank authorized signatures/access (President/Treasurer); begin income tax filing preparation (Treasurer); first half assessments due (Treasurer); notify Payroll Dept, title companies of new Treasurer name and contact info (Treasurer).

**Executive Session:** The Board entered Executive Session at 8:10PM to discuss matters the disclosure of which would constitute an unwarranted invasion of individual privacy. Executive Session ended at 9:28PM.

The Board returned to the regular meeting at 9:29PM. No further issues were discussed.

#### **Adjournment**

The meeting was adjourned at 9:30 PM.

**The next regularly scheduled Board meeting is scheduled for Thursday, September 22, 2022, at 7pm via ZOOM.**

Respectfully submitted,  
Mary Ann Bryant  
FCR Board Secretary