

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

Thursday, January 26, 2023 at 7PM via Zoom

Call to Order and Roll Call – The meeting was called to order at 7:05PM by President Paulette Church. Board Members present: Mary Ann Bryant, Paulette Church, Robin Lucie, Mark Smith, Terry Greiner. Community members present: Justin Poehnelt, Dwight Frankfather, Jessie Kileen, Jenny Holmen, Ginette Chapman, Phil Boroff, Megan Mohn, Kathy and Mike Murphy, Joseph Scarpino and Susan and Scott Silveira.

Approval/Changes to the Agenda – A Horse Committee issue was added to New Business by Jessie Kileen.

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

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

Approval of Previous Minutes – A motion was duly made and seconded to approve the December 8, 2022 Board meeting minutes. The motion unanimously passed. The minutes will be posted to the FCR website.

Presentation and Acceptance of Financial Report – Robin Lucie, Treasurer, presented the first quarter (August 1-October 31, 2022) financial report. The report was unanimously accepted and will be posted to the FCR website. Our bank balances on Jan 26, 2023 were \$216k in Operating, \$187k in Capital, and \$30k in the Grant account for a total of \$433,000. Robin reported that the second half of assessments are due in February – 48 lot owners will be invoiced. Robin also reported that electronic payment for assessments will be available at the end of February. She will provide information and instructions for that option with the February billing.

Committee Reports

Architectural Control – We have 13 open projects (not all currently active) on the Ranch.

Common Property – No report.

Dam – Nothing to report.

FireWise Ambassador – With the heavy snow, we have stopped mitigation for the season. Large equipment is in Maintenance Shed to be protected from the elements. We will have many broken off branches and trees this spring, much oak, to clean up and residents can glean those as firewood. Save Saturday May 6th for our annual Firewise Educational Meeting and Potluck! The Committee is continuing work to update our Community Wildfire Protection Plan.

Front Entrance - Nothing to report.

Horses – No report.

Lake – Please remember that going out onto the lake ice is strictly at your own risk. Please satisfy yourself as to the safety of the ice. The HOA cannot assess the suitability of the ice on the lake for skiing, ice fishing, skating or other activities. Temperatures since mid-December have been both well above and somewhat below freezing, so the lake ice is pretty unpredictable and several people have fallen through the ice - fortunately they have been able to get back to safety without injury. Also, please do not take FCR chairs or tables out onto the ice. They will melt into the ice, become stuck and eventually sink into the lake.

Post-Wildfire Recovery Report – No report.

Roads – As we are discovering, this is a good snow year. It may be inconvenient for the next month or two, but this moisture will be a major blessing this coming summer by significantly mitigating the fire risk.

A couple of reminders. Ray will usually try and wait until most of the snow has fallen from each new storm before getting out with the snowplow and blade. Please be patient and careful during the brunt of the storm with regard to driving.

Also, remember that the grader will plow the snow off the road surface and fill the bar ditch at the edge of the road. It may look as though the road is actually wider than it is when this happens. **DO NOT DRIVE ON THE EXTREME EDGE OF THE ROADS.** If you do, you will drop a wheel into the ditch and probably get stuck.

If you do get stuck in the neighborhood, it is your responsibility to get yourself out. Ray is not expected to pull us out of a snowbank if we get stuck. So, please keep your speeds down substantially and be extra careful in these slick and snowy conditions.

Utilities – No report.

Water Supply Task Force – We have submitted the well permit application to the State this month for a new monitoring well on the south end of the Ranch (to be located just north of the slash yard). We've been approved to proceed. We are waiting to hear back from our driller for scheduling the work.

Ranch Manager Liaison Report - No report due to Ray Smith's busy schedule of maintaining our snowy roads.

Old Business

- Visionary update: Mark Smith reported the Visionary staff were on the Ranch early this week for final equipment testing. They expect to be offering the service within the next week. Members will be notified when they may sign up with Visionary once we receive that process information.
- Insurance policies renewal – Mark Smith has finalized the annual renewal of the Ranch insurance coverage effective February 15, 2023-February 15, 2024. The Board unanimously accepted the renewal policies which will be posted to the FCR website.

New Business

- Horse issue – Jessie Kileen noted that the new horse is creating a safety issue with the fencing. She will need some extra training to become accustomed to the fencing. Jessie requested Board approval to allow a temporary use of electric tape to assist in this training. This would occur likely in early April when there is less snow but still moisture to prevent any hazards and will only be used a few times when Jessie is present. The tape will be removed when training is completed. A motion was duly made, seconded and unanimously approved by the Board to allow this temporary use of electric tape for training purposes.
- Common Property Trails Work Group Proposal – Justin Poehnelt presented an overview and vision plan for improving and maintaining trails on the Ranch. Clint Keith and Ginette Chapman were acknowledged as participants in this work group. The main objectives of the plan are to improve maintenance of existing trails, increase safety by rerouting or adding trails to avoid roads and modifying trails to improve ease of use for residents. Trail projects will have a minimum member feedback period of 30 days. Discussion from members and Board members included the need to maintain a balance of common property recreation use and respecting the private property boundaries and privacy of our members; the need to clarify the amount of work to be done and the need for volunteer work days; creation of a map for residents only; noting our property is private on digital recreation apps to reduce or eliminate trespassers; increased signage on our Ranch boundaries where Ranch entry occurs by various users. The Board recommended the work group provide more specificity regarding what work will be prioritized for the coming year and next year in addition to any need for budgetary support (such as tools, seed, straw, etc). The Board asked the work group to come back to the February Board meeting for further discussion with greater details. Several residents that were not on the trails committee voiced support and enthusiasm for the project both via email to the Board and in person at today's Board meeting. The work group's volunteer efforts to improve our trail system for our members is greatly appreciated!
- Financial policies updates – Mary Ann Bryant presented policy changes related to our reserve fund management and investment practices and general information related to our budgeting, accounting and financial reporting. The Board has reviewed drafts and will have one last review. The Board will then conduct an email vote to accept the updated policies when finalized. (**Note:** subsequent to this meeting, the Board did vote unanimously via email to approve and accept the updates to these policies effective

1/29/2023.) The policies will be distributed to the members and posted to the FCR website.

- Creation of a work group to devise and recommend changes needed related to recent Colorado legislation affecting HOAs – Terry Greiner identified the need to amend some policies and procedures for how we collect member data and comply with new state legislation HB22-1137. Terry will lead the Committee Chairs and volunteers to get started on this important work.
- Need to update the FCR website Emergency information – The Emergency information on the website (Residents Only page) needs to be updated. Mary Ann Bryant will take the lead on completing this work. The Emergency information on the Emergency/Safety web page is current.

Announcements – None.

Calendar of Required Board Actions for February:

- Income tax filing (note: we received IRS extension to May 15, 2023). (Treasurer).
- Send out second-half annual assessment notices (due Feb) (Treasurer).
- Provide Ranch insurance summary page to FCR website (VP/Secretary).

Adjournment

The meeting was adjourned at 8:45PM.

The next regularly scheduled Board meeting is scheduled for Thursday, February 23, 2023, at 7pm via ZOOM.

Respectfully submitted,
Mary Ann Bryant
FCR Board Secretary