

**FALLS CREEK RANCH ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

A regularly scheduled meeting of the Falls Creek Ranch Association, Inc. Board of Directors occurred on January 19, 2016. Present were President, Jim McCarthy; Vice-President, Mike McQuinn; Treasurer, Larry Hansen; At Large, Peggy Yotti and Secretary, Deirdre Heine. Also present were , Mike Hicks, Eb Redford, Phil Boroff, CV Wells and Paulette Church.

1. APPROVAL OF MINUTES

A motion, duly made by Deirdre Heine, to approve the minutes of the November 17, 2015 Board of Directors Meeting was seconded and unanimously approved. A motion, duly made by Jim McCarthy, to approve the minutes of the November 23, 2015 Special Board of Directors Meeting was seconded and unanimously approved. A motion, duly made by Mike McQuinn, to approve the minutes of the December 7, 2015 Special Board of Directors Meeting was seconded and unanimously approved.

3. APPROVAL OF AGENDA

Jim McCarthy added one issue to the Agenda: Proposed events for FCR 2016 Firewise Day.

4. LIAISON REPORT

Scott Southworth reported via email:

Since the snow started our Ranch Manager, Ray, has worked non stop to keep the roads clear and removal equipment working properly. For the roads to be open for the a.m. rush hour, he is at the equipment shed at 1:00am servicing and warming up the grader. Plowing the roads, with the amount on snow that we have seen, takes 12-16 hours and then he does it all again. 24/7.

Ray continues his work as water system operator, monitoring, testing and reporting. This job is made considerably more difficult and time intensive by snow and cold weather. So far, no major system problems or line breaks. .

Ray will work to widen the roads in areas which are beginning to narrow. Drivers should slow down and give the road grader the right of way. Ray quite probably does not see nor hear your car.

3. TREASURER'S REPORT

Larry Hansen, Treasurer, reported:

- Presented a mid year Budget Update which will be sent out to the membership.
- The budget will be updated periodically to reflect unbudgeted cost changes.

4. COMMITTEE REPORTS

Fire Wise Ambassador

Paulette Church reported:

- **Air Curtain Burner Training Received:**

While we did not receive the grant funding for the air curtain burner in 2015, the current owner allowed the FCR Common Property Committee members to train on the burner for two days. Approximately 11 hours of burning involving 8 volunteers at different times allowed us to almost completely burn one of our 9 large piles. Ray helped for a couple hours with the backhoe and that was the only time we exceeded the burner's capacity. Volunteers found that 3 to 4 volunteers at a time were needed to keep the burner fully loaded and running at capacity. Phil Boroff secured an open burn permit and plans to burn the remaining 7 piles this winter so we can begin fresh and keep up with the slash during the coming summer. We may want to hire some help with the burner during major mitigation events in the future. Firewise of Southwest Colorado is paying for the burner training supervisor's time for our volunteer training. Since we did not use the NRG staff, we had two days of burning for just \$250. Paulette has asked for some funding for staff to help with any burning we have to do in the spring of piles we could not burn this winter.

- **Significant Volunteer Hours in 2015:**

Paulette submitted the total number of volunteer hours turned in by Ranch residents and it was an impressive 2,145 hours. Valued at \$25.10 per hour, this represents \$53,840 in matching grant resources. Of the hours, 919 have not yet been submitted to match work done through grants in 2015 but will be submitted to match work billed this spring.

- **Residents Pay for Significant Firewise Improvements:**

During 2015, Ranch residents submitted documentation for \$41,568 in Firewise improvements on their private lot or in Zone 2 or 3 surrounding their lot with the Common Property Committee's and neighbor's approval. This ranged from removal of trees, underbrush, and wood chips to construction of rock retaining walls and gravel pathways. In addition, the Ranch paid \$20,000 in reimbursed grant funds to NRG for mitigation work in especially steep areas and for removal of the slash through use of the air curtain burner.

- **FCR Christmas Tree Harvest:**

We had 17 families participate in the first Christmas Tree Harvest south of Falls Creek near Main. We received \$340, which has been turned into the Treasurer for credit to the Firewise Administration budget line. These funds will help with Firewise and mitigation expenses not covered by grants. Paulette sent photos and the story to Kent Grant, Head Forester at Colorado State Forest Service Office and he sent them on to the state office. The story and some photos were published on the state's Facebook page and then the National Fire Prevention Association (home of Firewise USA) published them on their website. Ann Butler published a great Neighbors column in *The Durango Herald*. Paulette will present a 15 minute report at the January regional Firewise meeting.

- **Firewise Designation Granted for 2016:**

Thanks to Sara Carver for submitting the on-line application so that we are granted the Firewise Community Designation for 2016. This will help residents with home insurance rates and enable us to apply for free training materials and a variety of grants this coming year.

- **Annual Firewise Meeting Scheduled:**

Falls Creek Ranch is required to hold an annual Firewise training and informational meeting to maintain our status. It is scheduled for Saturday, April 16th from 10am to noon and hope to use the fire station so we can show a couple short videos. In addition to all residents, we are inviting area Firewise Ambassadors, local elected officials, representatives of Durango Fire and Rescue, and officials from the Colorado State and the United States Forest Services. We plan to offer a demonstration of the air curtain burner at the slash pile at about 11:30. A Ranch potluck will be held at noon with hot dogs and hamburgers provided with Christmas tree funds. In addition to home protection and appropriate thinning methods information, updated maps of the Ranch will be provided to residents attending.

- **Grants Underway and Newly Awarded:**

We are continuing to work on the Stephens Grant and the Watershed Grant.

Both will be completed by the end of October 2016, hopefully before June 30th.

New grants are:

Colorado DNR 2015 Fuels Treatment Application (in collaboration with FireWise of SW Colorado)- \$2,750 to be released around January 15, 2016 for work along FC Main including trimming up trees and cutting back undergrowth that is narrowing the roadway. Provides for lift and contractor to do the trimming, removal, and burning of slash.

Colorado DNR 2015 Capacity Building Application - \$23,000 toward the purchase of the used air curtain burner. This will be released around January 15, 2016 as well.

It is important to note that the currently proposed Colorado State Budget does not include funds to continue the DNR grant program, which was proposed and supported by former Ranch resident and current State Senator Ellen Roberts.

The Board unanimously approved the State Farm grant application proposed by Paulette.

Architectural Control Committee

No new business

Beautification Committee

No new business

Common Property

Phil Boroff, Chairman, reported:

Slash Pile

- In order to obtain a burn permit, the slash pile would need to be organized in areas of 8x8x8. Other options for burning will be considered.

Dam Committee

No new business

Horse Committee

No new business.

Lake Committee

No new business

Road Committee

No report submitted

Utilities Committee

Eb Redford, Chairman, reported:

Capital Projects

A new backup power generator was installed at the Upper and Lower PWT (Potable Water Treatment) buildings. They are connected to the existing Automatic Transfer Switch installed during the initial building construction back in 2012. Concrete pads were poured for generators. A new propane account was opened with difficulty by the Treasurer. Propane tanks and related gas piping are complete. The generators are equipped with a remote monitoring system to send operational and alert text messages. The generators are programmed to complete a test exercise every Saturday at noon to ensure operational readiness.

AWC/FCR Water Systems Connection Project

Denny Ehlers is contacting two separate property owners along CO 203 regarding pipeline easement possibilities. No other activity has occurred on this project since previous meetings with the Forest Service and the Church Camp regarding pipeline easements.

Upper Water Tank Issues

We are having severe issues with the upper water tank regarding ice buildup during the recent cold weather. This is affecting the operational status of the infrared tank level measuring system. We are currently running the upper well using other manual methods. This tank needs a powered mixer to keep the water from forming ice. This requires running electric power to the tank site.

This will be submitted as a capital project for next years budget. Estimated cost is in the \$20K-30K range.

Water Usage Issues

Three separate households used over 8K gallons during the previous water billing cycle. It is not known if they have household leaks or not. Usage tends to increase over the holidays as visitors come to visit folks on the Ranch. One household on the Upper system has corrected internal leaks and their water usage has come down to “normal” usage.

PWT Building Video Surveillance Systems Installed

Video monitoring systems were installed in both the Upper and Lower PWT buildings. Each system has two cameras. One monitors the front entrance. The other monitors the adjacent well head. This project was completed to comply with requirements to receive a \$5000 grant from the State of Colorado as part of the previous SWPP (Source Water Protection Plan). Our reimbursement request has been approved. We have to submit paper copies of all documentation. Once received it typically is 30 days to receive the \$5000 check. The net proceeds will be ~ \$2000.

5. OLD BUSINESS

- Jim McCarthy and the Board acknowledged Warren Seehuss for his exceptional work in researching and acquiring the Ranch's new backhoe.
- **Website:** Bobbie Baird has documented the current structure and inventory of the documents on the website. She has also conferred with two local web redesign groups.
- **Entrance Gate:** The gate will continue to remain open during the winter. The Board will re evaluate it's status at the March Board meeting.
- **Rental Policy:** Mike McQuinn reported that during the last fiscal year the Board prepared a Draft Governance Policy Regarding Home Rentals. Some members have called the Board to see if there is a new rental policy in place; there is not. The FCR Covenants contain language pertaining to home rentals in FCR. The current Board has asked Mike to review and comment on the Draft Governance Policy Regarding Home Rentals. It is the position of the current Board that more research should be done and further member input should be sought. A survey will be put together and submitted to the membership. If any policy is to be considered, it will be submitted to the entire memberships for review, comment and ultimately put to a vote.
- Mike Hicks will contact the County and Forest Service regarding the cutting back of overhanging branches on CR205.

6. NEW BUSINESS

Mike Hicks was contacted by the USFS regarding developments with the Zink Road that is proposed to pass through the Falls Creek Archeological Area. Mike has scheduled a meeting

with the San Juan National Forest, Forest Supervisor to discuss the developments. He will update at the next board meeting.

7. NEXT MEETING

The next Falls Creek Ranch Board of Directors meeting will be held on Tuesday, February 23, 2016 at 6:00 p.m. at the home of Larry Hansen.

8. ADJOURNMENT

The Board, by motion duly made by Mike McQuinn, seconded and unanimously approved, adjourned the regular meeting at 8:30 p.m.

This document constitutes a true and correct copy of the minutes of the Board of Directors Meeting of the Falls Creeks Ranch Association, Inc.

Respectively submitted,

Deirdre Heine
Secretary
January 19, 2016