

FALLS CREEK RANCH BOARD MINUTES

Call to Order and Roll Call

Board: Mark Smith (proxy for James Trammel and Charlie Simons), Paulette Church, Robin Lucie

Residents: Mary Ann Bryant, Bonnie Trammel Andrew, Mark Smith, Jim Grizzard, Alyssa Lenhart

Approval/Changes to the Agenda: None

Board Member Survey for Conflicts of Interest with Agenda Items: No conflicts identified.

Open Period Comments from Residents on Issues Not on the Agenda – Time limit 3 minutes per person

Approval of Previous Minutes – July 27, 2023, Board Meeting Approved as submitted.

Treasurer's Report – Ending July 30, 2023 Report accepted as presented

Committee Reports –

Architectural –

Beautification -

Common Property – Phil Boroff is stepping down as Chair at the end of September. If you would be willing to take on leadership of one of the main tasks of this committee please let him know. Main tasks include weed management, supervision of Firewise work team, planning of Firewise projects, oversight of common property facilities (tennis court, orchard, garden, mailbox area, pump house areas, picnic area, and dumpster area), general supervision of all common property and review of building projects that impact common areas.

Dam –

Fire Wise Ambassador – We have continued working on the east side of Falls Creek Main north of Aspen. Logs are being pulled out and slash is being chipped in place. This area was very dense and threatened our roads in case of a fire, so this has been a priority area. Crew plans to complete this work and remove logs before Main is chip sealed.

Any wood down or left along roads that is not marked in red for Timber Age may be harvested by residents.

We have many cords of firewood ready if residents would like to have cut and split firewood delivered to their home. The lower cost this year is \$150 to FCR and \$100 to crew for pine, \$200 to FCR and \$100 to crew for mixed wood, and \$250 to FCR and \$100 to crew for oak. Please do not bring other firewood into FCR due to pests and disease it may bring with it.

Front Entrance – Plans have been resubmitted to Mark Smith for a construction drawing. Mark Smith is getting a bid for the electric work.

Horses –

Lake – Mark had sand delivered and he spread it out on the beaches. It looks and feels great. There are lots of healthy fish in the lake. Many residents have been out catching them.

Jenny Holmen has let us know that she will be stepping down as lake co-chair at the end of this season. She has been a pleasure to work with and to learn from. We will certainly miss her organized leadership style along with her willingness and ability to get work done. Thank you for your service to our committee, Jenny!

Post-Wildfire Recovery Report – Still waiting for funding for the proposed culvert installation and hardening at Dyke Canyon crossing from SGM. They plan to finish the project soon.

Roads – Roads are in good shape from the Spring rebuild and little rain since then. Lots happening this month. The vote on chip sealing Falls Creek Main from the entrance to Oakcrest was successful. 80+ votes in favor of the chip seal. For those of you who participated in the vote, regardless of how you voted, thank you for voting. Here is the schedule for the upcoming work:

Beginning August 15, we will be improving barrow ditches, removing windrows, filling potholes, crowning places in the road where water has historically collected, cleaning culverts and generally prepping the road for chip seal.

Beginning August 28, we will be working with Western Chipseal building speed humps, compacting the repaired road surface, sweeping off loose gravel and stockpiling materials. We will be storing road base for the project at the parking area across from the mailboxes. This area should be avoided between **August 28 and September 1** as it will have materials and equipment on it most of the time. **You will be able to get mail, but please don't park across from the mailboxes.**

The application of the chip seal is scheduled for August 29, 30 and 31. Final inspection and cleanup is scheduled for Friday September 1. The road should be ready and fully open for the start of Labor Day weekend.

Falls Creek Main will remain open during the entire project. While prepping and chip sealing is going on, please cooperate with the folks doing traffic control. Also, be aware that Ray and the road committee folks and volunteers will be doing a lot of work on Main prior to the end of this month. Please keep speeds to a minimum when passing by the construction equipment and crews.

Thanks to all our residents who participated in the voting and resulting project. The Roads Committee will do all it can to make this a successful project and to care for our roads in the future.

Utilities – No update for well-drilling date yet. Bid for new mixers at \$37,700 (\$37,000 budgeted)

Motion to approve additional \$700 over budget Robin, seconded by Mark.

Water Supply Task Force –

Ranch Manager Liaison Report – Ray has Covid and hopes to be able to submit a report prior to the Board meeting.

Old Business

- Ratify vote to approve chip seal on Falls Creek Main from entrance to Oakcrest Dr
-Motion to ratify: Robin moved, Mark seconded. No discussion, no objection
Ratification approved.
- Camera surveillance update
- Proposal to allow motorcycles to be stored near Equipment Shed and ridden only from entrance to the storage unit.

Motion to send the proposal to a vote by Mark Smith, seconded Robin Lucie. No objection

-Consensus for Paulette and MaryAnn to work on language for covenant revisions and send to legal consultants for review

New Business

- Proposal to allow bees and chickens in orchard area
-Need updated proposal that addresses topics discussed

Announcements

- Ranch Workday – Sept. 16. with potluck to follow (Depending on weather) – please plan to attend.
- Roll off dumpster, scheduled to arrive September 22 until filled to top edge.

Calendar of Required Board Actions in August:

- Notify attorney (Altitude Law) of new BOD roster President or Secretary
- Begin income tax filing preparation Treasurer
- First half assessment payment due Treasurer

Other items on Calendar have been completed.

Adjournment 8:20PM

The next regularly scheduled Board meeting is scheduled for Thursday, September 28, 2023, at 7 pm via ZOOM.