

FALLS CREEK RANCH – BOARD MEETING AGENDA
October 26, 2023

Call to Order and Roll Call

- Board present: Mark Smith, Mary Ann Bryant, Robin Lucie, Paulette Church, James Trammel
- Community members present: Luke Jaeger, Pete Sangas, Gale Marinelli, Justin Poehnelt, Alyssa Lenhart

Approval/Changes to the Agenda

- Approved as presented.

Board Member Survey for Conflicts of Interest with Agenda Items

- None reported

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

- Luke: new internet option and additional garbage roll off
 - If people want to chip in (\$1250 total) Luke can organize a second roll off for the fall, contact him.
 - Ranch could use the FCR trailer to haul items to the transfer station, however anything over 8ft would need to go to Bondad.
 - T-Mobile: Option for 5g home internet, unlimited dat
 - Gale brought up that AlignTech and Visionary have a non-compete and if you switch from AlignTech to Visionary you can't switch back.

Approval of Previous Minutes – September 28, 2023, Board Meeting

- Approved as presented
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Treasurer's Report –

- Late fees for water are being charged 8% per new legislation, not 18%
- FCr is working on payments made through ACH
- Accepted as presented

Committee Reports -

Architectural – There are currently seven open projects on the Ranch

Beautification -

Common Property – No community workday this month. Residents are encouraged to work on removing pine needles and dry leaves at least 6 feet from around their homes. Paper leaf bags are out of stock locally and we have given out our Falls Creek bags.

Dam – We had our annual inspection a couple of weeks back but have not received the formal report yet. That info will probably be available soon and we will share it in next month's report to membership.

Firewise Ambassador – Work is proceeding on our eastern border in the steep, heavily forested areas that are rated as High Risk for wildfire. Goals are to increase crown space vertically and horizontally and to remove junipers and oak brush that are growing under or into ponderosas. Maximum of 25% of ponderosas being removed per Falls Creek Community Wildfire Protection Plan. Trails are being protected and marked trees are being left in place until further study. Fire Smart is removing the ponderosas for Timber Age Cross-Laminated wood panel production. Firewood rounds may be picked up at the Y on Snowshoe and FCMain. Two grant applications submitted to CSFS: One for Capacity Building for a tractor for mitigation work and one for Fuels and Healthy Forest for hand mitigation work. Preparing one more grant for work on southwest end of Ranch near SJNF boundary above stop sign corner on FCMain.

Front Entrance – No update

Horses – No report

Lake – A new picnic table has been ordered and should be received before winter. The aerators will be shut down as we begin to get regular freezing weather in order to insure safe skating and skiing this winter.

We are preparing for winter. The cleaners have stopped cleaning the bathroom at the shed for the winter. James T. moved one of the purple wooden tables from the shady beach up to the tennis court area for us. We request that neighbors remove their watercraft from the lake by November 5.

Post-Wildfire Recovery Report – SGM is bringing the contractor back to finish hardening the Dyke Canyon and Greenberg crossings. No road closures needed since work will be done with small equipment. Culvert on Snowshoe has already been hardened to avoid washout,

Roads – Ray is working the side roads currently and addressing any potholes that have developed.

The old, hand carved and painted speed limit signs are being repainted and rehung - thanks to Teresa Rushton!

Thank you also for respecting our wildlife and neighbors by keeping speeds down.

Utilities – Water mixers were installed this week to each of our water tanks. The mixers will keep our water tanks from freezing during the winter months. Thanks to Scott Silveira and Ray Smith for coordinating this project. Well 2 pump has stopped working; Well 4R is now providing water to the upper system. The Board has approved a full rehab of well 2. Parts are being ordered and the work is expected to occur later this month. We have been notified by the State that all community water systems are required to conduct a water service line inventory by October 16, 2024. The purpose is to identify potential lead service lines and develop a replacement plan, if necessary. Ray Smith is working with the Utilities Committee to obtain more information as it relates specifically to FCR.

Water Supply Task Force – The new south well is planned for drilling in early December. We are working with the Horse Committee to possibly relocate the manure pile as needed.

Ranch Manager Liaison Report – October

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

Assisted in repair to throttle cable to Backhoe, the throttle cable that operates the backhoe boom had broken. Power equipment sent a technician out to make the repair, he disassembled a great deal of the machine to access the broken cable. Right procedure but learn as you go with experience. The machine was left in this state while parts were ordered. Once parts arrived

a second mechanic arrived to assemble, when done throttle for both the backhoe boom and the pedal used for driving were not right, very stiff, and lack of full function. I used the machine to clear manure pit at the corrals, when the same cable broke. Power equipment sent the second mechanic out (I thought to be the better service) and the task took nearly two days to complete. Replaced both throttle cables, and all the hardware for and including the accelerator pedal. Adjusted the idle, the machine is now operating properly.

Dug a new spoilage hole and addressed the horse Manure pit. May need to establish a new area to accommodate the task next spring.

Put two new tires, and replaced headlights on the road grader. The hydraulic seal for the wing seems to have split promoting more use of hydraulic fluid. Will need to keep a close eye on it this winter make repairs in the spring.

Renewed CDL drivers license Class A. attended a week of mandatory training through webinars to acquire needed training units then renewed Water Treatment license Class C

Upcoming Tasks:

- Fall Cleanup projects
- Continue to winterize equipment

Old Business

- Camera surveillance update –
 - Mark met with Clint and discussed hardware that would be needed. They are ordering materials and they will be installed when Clint returns. Materials cost is \$1630.00, (solar panel, two cameras, transmits to the WiFi at the shop and sends recording to a secure cloud account).
 - Discussion about cameras on National Forest Property (can do it, don't need permit).
 - Town Hall to be scheduled for proposals to consider allowing motorcycles to be stored near Equipment Shed and to allow bees and chickens in orchard area. Proposals will be presented and discussed.
 - March 16 at Firehouse is the current date set for the Town Hall discussion
- Update on Short Term Rental limits
 - Paulette submitted proposed language to legal team, has not received feedback as of 10/26
 - Discussion surrounding specific language and what exactly covenant is allowed to dictate followed.

New Business

- Proposal to improve three trails presented – Copy already emailed to residents.
 - Three trail improvements (Church camp, along the lake, trail by the Ehler's)
 - Minor reroutes and clearing up loose rock, move lake trail away from the shoreline.
 - Signing entrance to FCR from National Forest with No Trespass signs
 - Some spots say no trespassing, some say people are welcome as long as they stay on trail and don't create new ones. This creates confusion and potentially puts FCR at liability.
 - Proposal to sign all entrances consistently with no trespassing.

- \$500 in budget to purchase signs as part of common property budget
 - Motion to approve trail improvements, moved by Robin, seconded by Mark – Motion passed
 - Justin to find signs to post
 - Side discussion about potential sale of Church Camp to Durango Hot Springs
 - FCR has access to Church Camp trails in perpetuity, easement recorded with County and fixed.
 - Past discussions with Hot Springs regarding potential glamping property indicated that Hot Springs would not pursue a sale if Red Ridge/FCR would voice opposition. They seem to have changed their position and have made a full price offer to purchase.
 - Paulette plans to talk to Hot Springs
- Proposal to file for a grant with the Firewise Adapted Community Network requiring a 20% match for hand mitigation work on the west side of FCMain along the SJNF boundary. The grant for \$60,000 will also include educational outreach to Hidden Valley residents and work to recruit a Firewise Ambassador for that area in the Wildland Urban Interface. Grant period is through June of 2025.
 - No current ambassador in Hidden Valley
 - Would sell good logs to TimberAge, anything unsold and not gathered by FCR residents would go free as firewood to Shiprock Chapter House
 - Two year grant, award notice would go out in December.
 - Work would be done at least 50ft. from Falls Creek embankments on both sides
 - Focus area for mitigation is dense and hard to reach, overlapping pine canopies. Plan to create breaks in canopy with different tree ages, pull out dead trees, remove junipers that grow into ponderosas, and remove problematic oaks to about a 20-acre surface area
 - Motion to approve application: Moved by Robin, seconded by Mark, motion passed.
- Lean-to will be constructed on south end of machine shed for Firewise equipment winter storage. Firewise budget will be used with volunteer labor. Estimated cost is less than \$2,500.
 - Could save about \$1000 if concrete disc footers are used.
 - It's in the budget, so does not need board approval.

Executive Session:

The Board went into Executive Session to discuss the intent of a confusing Covenant.

Announcements

- Please remove boards, kayaks, and canoes from the storage racks at the lake by Sunday, November 5th.
- Annual required registrations filed by Altitude Legal Team
- Annual SAM registration updated to accept federal grant funds

- Potential to reschedule Halloween Hoopla due to weather, committee will make call later this week.

Calendar of Required Board Actions in October/November:

- Income tax filing preparation and presentation to Board Treasurer
- Distribute winter road safety rules to membership Roads Chair/Secretary

Adjournment

The next regularly scheduled Board meeting is scheduled for Thursday, November 30, 2023, at 7 pm via ZOOM. (Pushed back one week due to holidays)