

FALLS CREEK RANCH ASSOCIATION – BOARD MEETING MINUTES
March 28, 2024 – VIA ZOOM

Call to Order and Board Roll Call – Mark Smith, Charlie Simons, James Trammell, Robin Lucie, and Paulette Church

Owners in Attendance – Gale Marinelli, Mary Ann and Barry Bryant, Mandy Ager, Molly and Richard Peterson,

Approval/Changes to the Agenda – None

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

Open Period Comments from Residents on Issues Not on the Agenda – Time limit 3 minutes per person – Requests from those leaving the meeting early were made to state in the Covenant 11 revision: “One rental per lot” and “One rental per lot when owner is not in residence”. To clear up confusion.

Approval of Previous Minutes – February 29, 2024, Board Meeting – No objection so they were approved as published.

Treasurer’s Report – Robin – All assessments are in. As of today, \$200,998 in Operating, \$143,162 in Capital Reserve, and \$1,000 in Grant Reserve Accounts. Budget worksheets are going out to capture what expenses remain this year and what funds are needed for next year. Robin is requesting each budget be cut by 10% due to possible increased cost of splitting Water Operator from Ranch Manager position. No objections so the report was accepted as presented.

Committee Reports:

Architectural – We currently have 10 open projects. Our annual ACC requirements reminder will be emailed to all residents shortly and will be posted at the mailbox bulletin board.

Beautification – Flowers and plants were ordered from the CSFS nursery to be picked up May 17th. Items will go in demonstration gardens and some will be made available to residents. Jonni Greiner and Teresa Rushton are nearing completion of the Master Gardener Program.

Common Property –

Dam –

Firewise Ambassador – Representatives of San Juan National Forest are driving down our wildfire escape road Thursday morning to verify that it reaches CR 203 through a formal agreement with Red Ridge HOA. If this documentation is sufficient, then they will provide a FS Permit for the road but keep it a private designated fire escape/administrative road. Some improvements may be made by the partners of the USFS,

Front Entrance –

Horses –

Lake – The ice is off and we will be slowly phasing in the aerators. A few hours a day slowing working up to full time. Also, we will be getting a new delivery of trout once we are sure the lake will not overflow over the spillway from the runoff this year. Residents may bring their watercraft to the lake and put them in the racks.

Post-Wildfire Recovery Report –

Roads – Western Chip Seal will be on the Ranch in June to repair the damage that developed over the winter. This will be warranty work and we will be working with the contractor to further fortify the areas of concern. The damage seems to be in the shaded areas where frequent freeze/thaw cycles occur during the winter. In the short term we are patching the damaged areas with road base.

Utilities – Our team is researching a new option for meter reading and invoicing services. We hope to be able to make a proposal to the Board for consideration in the near future. We are considering candidates to replace retiring Ray Smith as our Certified Water Operator (Operator in Responsible Charge). We hope to select a contractor, with Board approval, to begin working with us in the next month. We are monitoring possible operational issues with the pump in Well 3. We have no scheduled date as yet for the drilling of the new south well. The Utilities Committee and the Water Supply Task Force have become the same team of volunteers. We therefore request official Board approval to merge the two into just the Utilities Committee.

Vittles –

Welcome Committee –

Ranch Manager Liaison Report –

During the past work period grabbed bacti samples and delivered to Health Department. Performed second round of extended sampling due to coliform present in last month's grab. The procedure involved sampling from well 4R, well 2 and distribution for the upper system. The day before sampling I removed well cap on well 4R and super chlorinated, I then pumped water until I got a residual at pumphouse. I let stand overnight, then flushed the morning of sampling. Began grabbing samples in the order of, grabbed well 2 finished and raw sample, then put well 4R online and began running in manual mode. I then grabbed distribution samples and completed with well 4R, finished and raw sample. Then placed the system in normal operating mode with well 2 as primary source. Samples came back ABSENT of fecal and or coliform. (Pass)

Plowed snow for what appears to be the final storm for this winter. Removed the chains from grader and backhoe. Also removed the wing on grader.

Ran the road grader on Snowshoe, Aspen, and Starwood to control some of the ruts and potholes.

Filled potholes along Main with $\frac{3}{4}$ road base looks like a good fix and should hold until maintenance from contractor can be performed.

Assisted Scott on lake vault configuration to better understand the structure.

Setup excavation projects with Badger Daylighting for the digs at the stables and at the Wolfe residence.

Upcoming Tasks:

- Complete leak repair at stables and at Wolfe residence.
- Assist in acclimation for new workers.

Old Business

- Short Term Rentals – Proposed removal of Covenant 9 and revision of Covenant 11. Report on progress and planned voting. Mary Ann noted new legislation is using Primary Residence or Single Structure based on ADU proposed legislation. She suggested that Primary Residential Structure is adding to confusion and we could solve the issue by using Lot or Residential Structure. It was noted the point to the proposed changes is to limit short term rentals and the other issue is about people not being on their lot with another family. “Only one tenant is allowed on a lot during owner’s absence” could clarify. It was asserted that no legal review is required for this change to be added. Board discussed the recommended addition to the Covenant 11. Board agreed to hold a work session with interested residents to be held soon. Robin moved that we withdraw the ballot for 9 and 11 and Mark seconded. Motion passed.
- Search for new Ranch Manager after Ray’s retirement May 1– Mark – We have completed interviews and sent an offer to Bill Chambers and he wants to relocate to Durango. He has a long history with complete mechanical and diesel mechanic training. He’s personable and bright and he stood out among the candidates. Bill accepted the offer and he plans to begin in May, training with Ray. A background check will be done by Paulette with CBI.
- Update of plans for Water Operator and other tasks related to operating our full water system – Barry Bryant – Operators of Responsible Charge – Utilities Committee looked at several candidates based on County and State list of ORCs. The number of licensed candidates is low because many are retiring. We received two proposals and one did a site visit with us. He does 28 water and wastewater systems and is very knowledgeable of our system’s components. He provided good recommendations and has a backup. It was suggested he operate on a month-to-month basic fee plus extra tasks, not a long-term contract. Bryants are working on an agreement to have him on board on May 1st. It is a good idea to get Bill Chambers certified as well.

New Business

- Request to combine Utilities and Water Task Force into one group – Mary Ann Bryant. –A few years ago the Task Force was formed to look at bringing up water from the Animas Water Company. We do not plan to do this at this point in time since we have new wells. Since the same members are on both group including Barry, Mary Ann, Eb, Chris Heine, Peter Sangas, and Scott Silveria, it makes sense to merge the groups. Robin moved to combine both into one committee. Charlie seconded and the motion was unanimously approved. Eb was thanked for his many years of excellent, tireless service. Eb thanked Barry and Mary Ann for there help with the transition.

Announcements

- May 4, Annual Wildfire Preparedness Day meeting in Fire House, 8:30 to potluck, BBQ lunch.
- Escape Road to be named by USFS for limited private usage – no public availability – It will now be on emergency maps – Paulette will send gate codes to residents.

Calendar of Required Board Actions:

- Income tax filing presentation to Board – May 15 Treasurer
- Budget preparation by committee chairs and Board Treasurer

Adjournment –

The next scheduled Board meeting is set for Thursday, April 25, 2024, at 7 pm via ZOOM.