

Falls Creek Ranch Board Minutes

Status: Approved

Date: Jan 23, 2025

Time: 4:30 PM

Location: Zoom

Attendees

- **Board Members:** Robin Lucie, James Trammell, Paulette Church, Charlie Simons
- **Members Absent:** Justin Poehnelt
- **Guest:** Joe Scarpino, Mark Smith, Eric Mouf, and Christina Demetro

Approval/Changes to the Agenda

- None

Conflicts of Interest

- None

Open Period Comments

- None

Approval of Previous Minutes

- Robin Lucie motioned to approve, James Trammell seconded. Motion passed.

Treasurer's Report

Capital	\$164,000	Bank of San Juans (includes water)
	\$50,498	Vectra CD
Operating	\$62,100	Bank of San Juans
Grant	\$1,000	
Total	\$277,956	

We are on track to use Buildium to bill the Feb 1 assessments, and I hope to have our YTD financials in Buildium at that time as well. The Onboarding they've been providing has been very helpful. Early impression is that it will be a more user friendly and efficient tool than the outsourced accounting process we've been using. Late fee policies are not aligned with ours, Robin would like to skip late fees for now. Will set up a late fee policy for August 1st. There is autopay and an option to mail.

Still collecting \$10,100 monthly water base fee, but water usage is down.

Vectra CD currently at 4.75%, the rate to renew is 3.8%. Going ahead with renewal.

Charlie Simons motioned, Robin seconded. Motion approved.

Committee Reports

Common Property – The dry weather has allowed us to continue work on the fire break down the hill from Oakcrest. The crew has cleared a 100 foot break across the thickly forested gulch that is a major pathway for a wildfire to enter the neighborhood from the east. We are doing this on Falls Creek property in coordination with the Forest Service J-Firm project which will continue this clearing to the south on FS property later this year.

For safety reasons, when using the trail that passes through this area, please remain in the trail and do not enter the area being cleared.

Community Garden – No report

Architecture – No report

Bees and Chickens – No report

Dam – No report

Entrance Gardens – No report

FireWise – The FireWise Committee has added Jonni Greiner, Teresa Rushton, and Joe Willman this past month. So grateful that Justin Poehnelt and Mark Smith are continuing on the committee. We are interested in adding a couple more new members as we have much work ahead of us. Contact Paulette at church970@icloud.com. We were just notified that we will be receiving a \$37,500 grant from CSFS in collaboration with Wildfire Adapted Partnership to work across from the stables and up toward the USFS where Douglas Firs are dying.

Horses – The Horse committee has a new co-chair, Karen Yates.

Lake – The Lake Committee is seeking new members. Contact Barb Belanger: mbadurango@gmail.com

Roads – Roads remain in good shape for winter. We have been keeping up with pothole repair though the area at the bottom of the entrance to the machine shop continues to be an issue. We are considering armoring that area with a concrete apron in the spring. The harsh, uphill turn into the shop causes some heavy stress on the road surface there. So far it's been a pretty easy winter, we hope that changes soon!

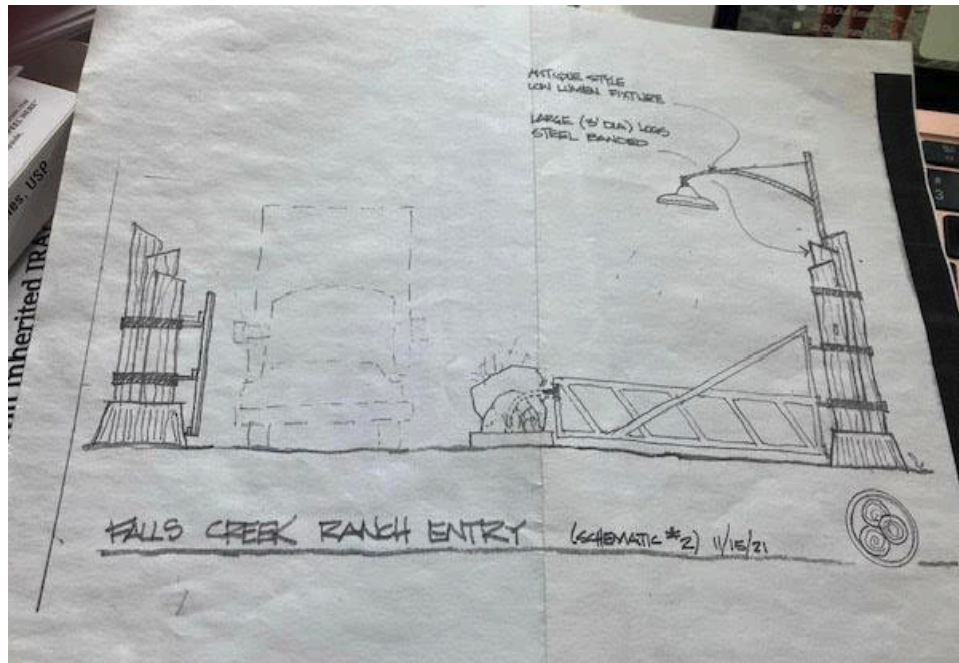
Utilities Committee - As reported to the members in December, the new meter transmitters were installed at all meters mid-December. January water billing charged only the base fee as expected. Testing of the transmitters appears to indicate most are working as expected; there are a few that are not reading which will require some further debugging. Those that are not yet working properly will only be billed the base fee likely until Spring when we can access the meter pits. Peter Sangas has worked with our Treasurer, Robin Lucie, to provide all billing account information to our vendor; we expect that the February billing will include the base and the usage charges for the period January 10-February 10. Further detail will be shared with the members as we move this process along.

Welcome Committee – The FCR Welcome Committee has a new co-chair - Brigid Walsh.

Ranch Manager Report - In addition to managing our roads and common property fire mitigation work this fall and winter, Bill has been doing some major maintenance work on all of our equipment. This includes the grader, backhoe, Dodge dually plow and sanding truck, Kubota tractor and RTV and the GMC ranch truck. All of these assets are now in perfect working order mechanically. In the past, we have sometimes put off upgrades and serious maintenance due to the cost of hiring out the mechanic's work necessary. However, Bill's mechanical expertise allows us to simply purchase the necessary parts and not spend the \$150+ per hour for labor we would otherwise spend on maintenance. This is both a huge benefit for the useful life of our equipment and a major cost savings. Hats off to our Ranch Manager, Bill Chambers.

Old Business

- Discussion of the contract to build the hand-operated gate approved by the Entrance Committee and a vote of the Board – May 26, 2022. Voting Item to approve contract for fabrication. 8 to 12 week fabrication. Sketch below, light will be different. Need 50% down, \$2,450. Robin moved to sign the contract, Charlie seconded. Motion approved.



- Buildium Transition is underway – How do lot owners work with the system? Justin and Robin – Feb. 3rd first water bills go out and she will edit them so they are clear. Next week lot owners will get an invoice to set up an account.

New Business

Executive Session

Announcements

- Dishwasher put in our dumpsters - Please watch for residents and non-residents, especially at night placing inappropriate items in our dumpsters. If they don't have a Falls Creek or High Meadows stickers, or a FCR House guest or Stegner hang tag, please take a photo of the vehicle with plate, don't need to confront them,
- Trash pickup is Thursday, Recycle is Tuesday or Wednesday. Please break down recycling.
- We want to remind residents that the Ranch crew will chip up slash that is hauled to the road. However, we can't use Ranch equipment to bring the slash from a lot to the road.
- Home Hardening Meeting – FireWise – April 5th – 9am to Noon – Bryant's
- FireWise Workday morning below Oakcrest - April 6th – 10am to 1pm – lunch provided
- FireWise Mitigation Meeting – May 10th, 9am to Noon with potluck to follow - Firehouse
- FireWise Workday morning below Oakcrest – May 11th – 10am to 1pm – Lunch provided

Required Board Actions

- Begin planning the budget for 2026 – 2027 – Robin and Board
- Get budget summaries to committee chairs - Robin

Adjournment

- The next meeting is scheduled via Zoom for Thursday, February 27, 2025 at 4:30pm.