

Falls Creek Ranch Board Minutes

Status: Approved

Date: Feb 27, 2025

Time: 4:30 PM

Location: Zoom

Attendees

- **Board Members:** James Tramell, Paulette Church, Charlie Simons, Justin Poehnelt, Robin Lucie
- **Members Absent:**
- **Guest:** Mary Ann and Barry Bryant, Mark Smith, Gale Marinelli

Approval/Changes to the Agenda

- Add two trail projects.

Conflicts of Interest

- None

Open Period Comments

- None

Approval of Previous Minutes

- No objections, minutes have been accepted.

Treasurer's Report

Capital	\$112,117.51	Bank of San Juans
	\$60,598.61	Bank of San Juans - Water Reserve
	\$52,474.61	Vectra CD
Operating	\$91,745	Bank of San Juans
Grant	\$1,000.12	Bank of San Juans

Total Cash	\$317,936.19	
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Still \$29,000 in accounts receivable for outstanding assessments. Will send reminders.

Vectra CD renewed at 3.8%.

Credit card fees, the first time no fees charged, will reconsider for August 1st, 2025.

Tax report due May 15, 2025

Increase in Waste Management fees of approximately 16% fee increase. Second big increase in 12 months.

Transitioned balances to Buildium Feb 1, 2025 . Many automated features for matching transactions to accounts. Committee chairs might be able to see budget vs actual in the future.

No objections, the treasurer's report has been accepted.

Committee Reports

Common Property – We have stopped mitigation work due to the snowy and wet conditions and the threat to the grant money we depend on to fund this work. We will evaluate the feasibility of using our crews as the conditions dry and the grant situation develops this spring. We are making contingency plans to address the area West of the stables at the bottom of the overgrown and dangerous Falls Creek canyon using ranch labor and equipment as the fire season approaches.

Community Garden – No report

Architecture – No report

Bees and Chickens – No report

Dam – No report

Entrance Gardens – No report

FireWise – Reimbursements for our grant work that has been done are in question due to the announced award freezes. Partnering agencies are cutting staff hours and/or staff to minimize organizational losses until the status of the grants by funders is clarified. We have two reimbursement requests and are aware it will take months to receive the funds if these awards are not pulled. The USFS has stopped work in our region on several projects, including the J-FIRM project that was building a fire break around FCR, High Meadows, and sections of Hidden valley.

Extended discussion around the upcoming fire season, grants, and community meetings this spring.

Horses – No report

Lake – No report

Roads – We are continuing to address the pothole repairs as conditions allow. The area at the bottom of the entrance to the shop is a constant issue and we intend to replace the pavement there with a concrete apron this spring.

Utilities Committee - The new metering/billing/collections system from Submeter Solutions (SSI) went “live” for the February 10 monthly meter readings. Members were informed via email from the Utilities Committee on February 14 as to the billing and payment options available from the vendor. Invoices were expected to be received via USPS mail near the February 21 date. The new metering system did provide two separate alerts this month at member homes which allowed us to notify the owners quickly to identify problems for a quick resolution.

Some meters are reaching the end of life. Five lots currently have no metering. Likely some failures every year. These are operating expenses.

Leak at the corral, largest user of water. Not being billed. Water can be turned on and off as necessary.

Welcome Committee – No report

Ranch Manager Report – No report

Old Business

- Discuss the water usage rates as we begin the new metering program. Operating expenses exceed collected usage fees. Need to get additional input and data. No changes to make at this time due to new system billing. Will be discussed as part of the upcoming budget planning. Only one month of usage billing missed in the meter switchover.
- Remind membership that we need at least three Board member candidates for our three Board openings beginning August 1, 2025, for two 3-year terms and a single 1-year term. Leaving the Board are Paulette Church, Robin Lucie, and Charlie Simons.

New Business

- Justin presented the project ideas for two small trail additions near the north meadow and water tank. Will share with the community for feedback. Justin and Mark Smith will provide a better map.

Executive Session

Announcements

- Home Hardening Meeting – FireWise – April 5 – 9 to Noon – Bryant's
- FireWise Workday morning below Oakcrest - April 6 – 10 to 1 – lunch provided
- FireWise Mitigation Meeting – May 10, 9 – Noon with potluck to follow - Firehouse
- FireWise Workday morning below Oakcrest – May 11 – 10 – 1 – Lunch provided

Required Board Actions

- Begin planning the budget for 2026 – 2027 – Robin, Committee Chairs, and Board
- Get budget summaries to Committee Chairs – Robin
- FireWise meetings planned – Committee Chair
- Begin planning of Annual Meeting, July 12, 2025 – Board and volunteers
- Encourage members to run for open Board positions – President and Secretary

Adjournment

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