

Falls Creek Ranch Board Minutes

Status: Approved

Date: May 22, 2025 4:30 PM MDT

Location: Zoom

Attendees

- **Board Members:** Paulette Church, Justin Poehnelt, Robin Lucie, ~~James Trammell~~, Charlie Simons
- **Guest:** Barry Bryant, Mary Ann Bryant

Approval/Changes to the Agenda

- Remove the board vote on approval of goats and just provide an update.

No objections, changes have been accepted.

Conflicts of Interest

- None

Open Period Comments

- None

Approval of Previous Minutes

- No objections, minutes have been accepted.

Treasurer's Report

Capital	105,568	Bank of San Juans
	80,802	Bank of San Juans - Water Reserve
	52,959	Vectra CD 3.7%
Operating	54,109	Bank of San Juans
Grant	1,000	Bank of San Juans

Total Cash	294,438	
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Firewise grant reimbursements of \$22k have been approved and a check should be cut in ~10 days.

The Utility Committee will drill the new well this fiscal year as budgeted. They received a \$6k quote for mandatory state tank inspections, which include cleaning, minor repair, and sediment removal. Due to the long-term benefit, funding from capital reserves is proposed.

On May 15, the Treasurer filed FCRA's annual federal and state tax filings. This was necessary because FredrickZink informed us that morning they couldn't prepare them. Utilizing prior filings as a reference against our QBO file, the forms were completed and submitted that day, saving approximately \$400 and establishing a future filing process.

Working with the water metering company regarding Pioneer Energy Management's acquisition of Submeter Solutions, payment is slow (still awaiting 4/30 funds), but ACH payment setup is underway. February and March data from before the acquisition will be lost in 30 days, so I'm downloading reports.

Draft #2 of the FY 2026 Budget reflects improved FY 2025 results with a positive net income. FY 2026 line items are adjusted to aim for a net operating loss under \$10k. Draft 2 (right columns, yellow highlights for changes) will be reviewed at tonight's meeting, along with capital items (tractor upgrade, unknown utility needs) and maintaining current HOA dues. Your input is welcome.

Seeking higher interest rates for capital balances. The \$50,000 Vectra CD (3.7%, matures in August) should transition to a money market account due to uncertain project needs. A prior Vanguard money market account (2001-2007) with saved corporate information offers a time-saving option. Let's discuss Vanguard or other options and vote on a plan to improve interest earnings and allow for the CD transfer upon maturity.

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

Committee Reports

Common Property – Work continues chipping the slash across from the stables. The next step includes removing a significant portion of the oak root in that clearing.

Work is about 70% complete on the access road to the upper tank. Please continue to avoid the area immediately below the work zone during normal working hours. Some boulders have rolled and reached the meadow below.

We will be meeting with the County Weed Control Manager this month to discuss treatments for the meadows and other weed prone areas. If you are interested in helping with weed mitigation this summer, please contact Mark Smith.

Check out the new trail on the east side of the North meadow beginning at the fence with High Meadows (but not between 8 and 5 Monday - Friday!). It's not quite complete, but will be a great asset soon. There will also be a work day to help finish it up. Look for a notice from Justin who has done a wonderful job routing and building it with a tiny mini excavator.

Community Garden – No report

Architecture – We currently have 10 open projects on the Ranch.

Beautification – No report

Bees and Chickens – No report

Dam – On May 2, Matt Gavin, dam safety engineer with the Colorado Department of Water Resources, conducted our annual safety inspection. As part of this year's evaluation, Matt used a pipe crawler/robot to visually inspect our main water release pipe & the slide gate we use to control water flow.

This annual inspection will confirm that our Dam is well designed & maintained, has a great operating history & works exactly as intended. When we receive our 2025 report from the state, we expect a positive evaluation. We have a great dam.

Entrance Gardens – No report

FireWise – We have depleted our supply of compostable paper lawn and leaf bags. We have an agreement with a nonprofit to provide two roll-offs to take our pine needle bags only for use in their compost business.

We have a mini-grant to provide gravel to be placed around wood homes to create a 5-foot defensible space where embers cannot ignite. The grant pays for ½ of the cost of the gravel and of the delivery costs. Contact Paulette for an application.

The mini-grant will also provide a 1/8th inch galvanized metal screen to cover vents that have larger gaps to keep embers out of attics and other openings into a home. It can also be used to keep embers from gathering below a deck and igniting it. Contact Paulette for an application.

Work continues on the northeast side and on the southwest side of FCR near our boundaries with San Juan National Forest.

The Wildfire Adapted Partnership Cost Share Program has just opened up for this year. They will provide matching funds for contractor mitigation work done on your lot with their pre and post-assessment. Sign up at www.wildfireadapted.org.

Horses – No report

Lake – A lake work day is scheduled for Saturday, May 31, from 9 to noon to rake, weed, limb, repair signs and furniture. Please come help spruce up the beaches for summer. A Picnic will follow at the Picnic Grounds. Bring chairs and a dish to share and welcome summer!

Roads – The gravel roads around the ranch held up well through the rains earlier this month. Falls Creek Main continues to require attention. The chip seal contractor has advised that they will return to fill potholes and later add another layer of chip seal on sections of Main where we continue to have issues. There was some work on the bar ditches this month, which will continue through the summer.

Entrance gates should arrive early next month. There is a considerable amount of work associated with the gate installation, so when you see us out there, please drive slowly.

Utilities Committee - We have received several cost estimates for cleaning/inspecting our water tanks. We will accept one of the contractor's proposals pending Board approval. We expect this work to be done within the next month. The new south well is expected to be drilled sometime during June. All members should have received their current invoice from our new water metering/billing vendor, Pioneer Energy Management. Anyone wishing to set up electronic bill pay should do so now. The system appears to be working well.

Welcome Committee – No report

Ranch Manager Report – Tasks Bill worked on this past month:

- Work on road for upper tank access
- Equipment maintenance
- Cut bar ditches in various locations
- Load slash to be hauled off to landfill

Old Business

- Remind membership that we need at least three Board member candidates for our three Board openings beginning August 1, 2025. Two are for 3-year terms, one is for a 1-year term. Leaving the Board are Paulette Church, Robin Lucie, and Charlie Simons.
- Motion to approve contract for water tank inspection request by Utilities and Barry Bryant. Thanks to Tom Allen for his work to make this happen. Robin Lucie moves to approve, Charlie Simons seconds the motion. Motion approved.

- Plans to update our FCR Policies and Bylaws to match CCIOA legislation and attorney recommendations

New Business

- The Board discussed using money market funds with Vanguard as an alternative to CDs for capital reserve funds. The purpose is to earn a competitive rate of interest and provide for more flexible access to capital reserve funds than the current CD allows. A motion was made to open a money market account with Vanguard for capital reserves, and to name Paulette Church, FCR President, and Robin Lucie, FCR Treasurer, as authorized users. The motion was made by Robin Lucie and seconded by Justin Poehnelt. The Motion was approved by the Board. The Board will update the Reserve and/or Reserve Investment policy with language regarding usage of interest income.
- Update on potential use of goats for wildfire mitigation in future years, will be presented to residents before any action is taken.

Executive Session

Announcements

- Annual Meeting to be held Saturday, July 12, 2025 at the FCR Picnic Grounds. Gather and sign in at 8:30 with a meeting to begin at 9 am. Please bring chairs, hats, and a dish to pass for BBQ Potluck Lunch following the meeting.
- Lake Committee Workday, Saturday May 31, 9 to noon. A BBQ lunch in Picnic Grounds to follow – bring chairs and a dish to pass – Welcome summer!
- Please turn in via email, note, or form on the Ranch website your fire mitigation hours and receipts for contractor mitigation work on your lot to Paulette

Required Board Actions

- Finalize the budget for FY 8/1/2025 – 7/31/2026 – Robin, Committee Chairs, and Board
- Finalize planning of Annual Meeting, July 12, 2025 – Board and volunteers
- Prepare and send Draft Annual Meeting Agenda, Proxy Statements, and Budget to be received by June 12, 2025
- Gather reports for email notice of annual Meeting, Annual Committee Reports, and Draft Minutes of July 2024 Annual Meeting

Adjournment

- The next FCR Board meeting is scheduled via Zoom for Thursday, June 26, 2025, at 4:30pm.