

Falls Creek Ranch Board Meeting

Status: Approved ▼ **Date:** Nov 20, 2025 5:30 PM MST **Location:** Online

Video call link: <https://meet.google.com/yxh-huud-jmy>

Or dial: (US) +1 262-864-1592 PIN: 469 558 732#

More phone numbers: <https://tel.meet/yxh-huud-jmy?pin=9208654690166>

Attendees

- **Board Members:** Pat Fettinger, Pamela Flowers, Justin Poehnelt
- **Board Members Absent:** James Trammell
- **Guests:** Roger Miller, Karen Yates, Mary Ann Bryant, Barry Bryant, Alix Rowland, David McCament, Pinky Harper, Tom Allen, Paulette Church

Approval/Changes to the Agenda

- No changes

Conflicts of Interest

- None

Open Period Comments

- Mary Ann Bryant: Communications from Board use technologies that some members are not familiar with and language that may be specific to Google Docs such as "Suggestion".
- Karen Yates: An one pager on how to find agenda and how to comment and submit agenda items.

Approval of Previous Minutes

- *Pat Fettinger motioned to approve, Pamela Flowers seconded. Minutes approved.*

Treasurer's Report

The bank balances as of November 18, 2025:

Capital	\$51,972	Bank of San Juans
	\$178,562	Bank of San Juans - Water Reserve
Operating	\$91,100	Bank of San Juans
Grant	\$29,640	Bank of San Juans
Total Cash	\$351,274	

All of the assessments have been received as of October 31, 2025.

For November, I will move the funds received from the Grant Reserve account into the Operating account. The payroll for the fire mitigation work comes out of the Operating account, so when the grant money is received, it is put into the Grant Reserve account for record keeping purposes, and then transferred into the Operating account to assist with the costs. The total we have received is: \$28,640.50 (although this was accrued for last fiscal year and will not show up as income in fiscal year 25-26.)

The Ranch House renovation is almost complete. We have a few credit card expenses that will show up in November, and that should be the end of expenses for the capital project. Any additional small repairs will be charged to the Ranch House Maintenance account. The current expense totals approximately \$25,500.

We have another \$20,000 or so that will be coming out of the Capital Reserve account to pay for the grader repairs that must be done before the snow flies. I have not yet allocated the required \$20,000 from the HOA assessments into the Capital Reserve account, so that expense should not affect the current balance.

Mark and Geary have received their new BSJ credit cards and they are on auto-pay per our

agreement with the bank. Mark has closed all of our credit card accounts with Vectra.

Robin Lucie filed all the year-end reports.

Pinnacle Insurance likely to be decreased due to fewer wages.

Justin Poehnelt motioned to approve the treasurer's report. Pat Fettinger seconded the motion.

Committee Reports

Common Property

We are not accepting any more bags or limbs to be chipped for the year. Please do not pile them next to the roads, it's time for snow removal and they will be in the way. If you need that sort of thing removed, please contact Kern Rucker or another contractor to remove your debris and take it off the ranch. We will be burning the piles now in the slash yard as soon as we have sufficient snow cover and will also begin burning piles downhill from Oakcrest as conditions allow. We will be attempting to coordinate with the Forest Service in this effort.

Trail work across from the stables on the west side of main is completed for the lower loop. The upper part of this project is still in progress and likely deferred until 2026. Email Justin Poehnelt if you have any questions.

Community Garden

The garden has been buttoned up for 2025 and we are accepting requests from new gardeners who would like to rent a plot for the 2026 season. Email Kate Reynolds or Teresa Rushton if interested.

Architecture

We currently have 5 open projects. Our Committee can use a couple of more members. Please contact Mary Ann Bryant or Erica Harrington, Co-Chairs.

Beautification

No report.

Bees and Chickens

New chickens have been added to assure egg production in the spring. Overwintering preparations have been made. Bees are fairly inactive as temperatures have cooled.

Dam

Not much happening at our Dam this time of year. We have completed all maintenance work for the year and fulfilled our obligations with the Colorado Department of Water Resources. The lake is currently 20 inches below full. We will not release water this winter and hope to fill the lake in the spring before the 2026 irrigation season. Think Snow!

Entrance Gardens

Teresa Rushton met briefly with David Temple, Board Certified Master Arborist and owner of Trees of Trail Canyon to discuss the health of the front entrance trees. There is a large limb on the box elder behind the piece of farm equipment that is resting on the top of a healthy Douglas Fir that will need to be removed. Also, our iconic aspen trees next to the FCR entrance sign are aging and have a beetle issue that will need to be treated in order to prolong its life. We will start to explore when and how to get this done and to plan for future replacement(s). I'd like to solicit Chris Heine's expertise on this matter.

Emergency Response Team

No report.

FireWise

No report.

Horses

The horse committee was disappointed to find out that the board did not approve the bid to have the water lines repaired between the picnic grounds and the barn this fall. We have been working to have this problem addressed since fall of 2023 and will attend the board meeting on 11.20 and hope to have resolution on this matter.

Lake

No report.

Roads

Our roads are in good shape going into winter. Potholes have been filled on Main and we have one more to repair on Starwood which should be done by meeting time, weather cooperating. We have sent out a winter driving and snow removal update. Please review it. Thank you from the roads committee.

Utilities

Reminder...our water rights and water system are the most expensive and valuable assets that our Association owns. That said, here's an update on current projects:

Repair of the leaking water line to the stables has been transferred to the Board. Timing unknown.

The new south trail poses risks to the current and future new south well infrastructure due to potential for vehicle damage and mischief. We will need to identify this area as a no-vehicle and no-parking zone.

Next spring we plan to re-coat the roofs of our two water tanks to stop the corrosion occurring there – per our recent inspection. This project has been deferred by Boards for the past 15 years.

Next summer we need to replace 3 fire hydrants that have been identified as leaking/defective, and several household water meters that are near the end of their service life.

Next spring we also plan to hire a leak detection company to survey all of our water lines to identify leaks. Beyond the corral line we are also aware of a leak on Sunrise Lane. Identifying leaks will help us to prioritize future water line replacements/upgrades. Addendum: *Estimated to be about \$10,000.*

We need to identify membership and leadership of the Utilities Committee going forward. This month marks 20 years that the Bryants have served on the Committee. It is time for us to retire, effective at the end of this year. If anyone is interested in helping the Committee going forward, please contact the Board.

Welcome

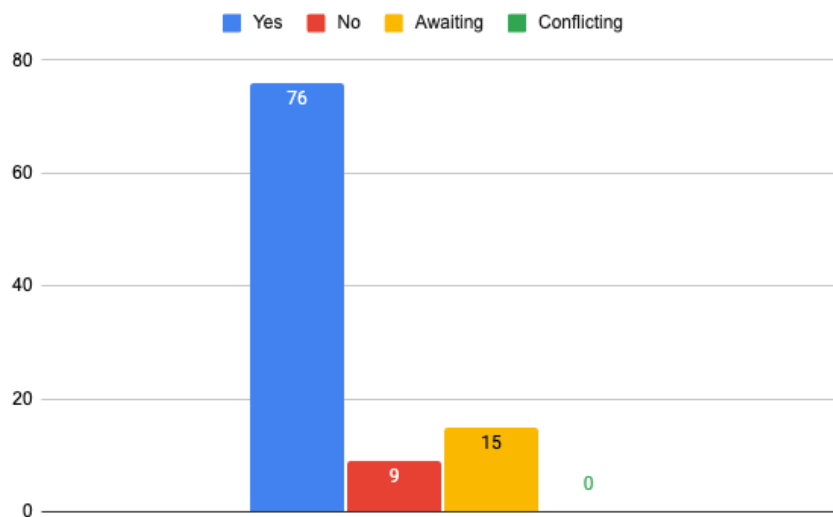
No Report.

Ranch Manager

No Report.



Old Business

- Automatic Electric Gate Vote - Results at: <https://fallscreekranch.org/votes/gate/>. As of November 20th, 9am:



- Continued discussion of water line to stables.
 - From previous meeting: *Justin Poehnelt motioned to defer approving this project until a capital improvement plan has been shared from the utilities committee*

detailing projects for the next two years. Pat Fettinger seconded the motion. The motion was approved.

- A leak of approximately 6,000–7,000 gallons per month, discovered in May of 2023 on property leased by Falls Creek Ranch Horses, LLC (\$1/year per a 2012 agreement), has been mitigated by turning the water on and off at the meter.
 - [Lease Agreement \(2012\)](#)
 -  Estimate_2218_from_Planet_Excavation_LLC.pdf
 -  planet excavation contract (20).pdf
- Discussion around historical management of utilities, prioritization of projects, and how to best communicate between different stakeholders. The utilities committee offers to provide an overview of the existing infrastructure.
- *No action was taken.*
- Mark Smith: FCR Equipment Use Policy - [Document](#)
 - *Justin Poehnelt motioned to rescind existing equipment use policy and approve the new equipment use policy. Pat Fettinger seconded the motion. The motion was approved.*
- Board Vacancy - Roles are fungible and the Board can accommodate members availability.
 - *No action was taken.*

New Business

- Mary Ann Bryant: Wants to transition records management to others. There are state requirements for some documents to be preserved. Need a written policy.
 - Suggestion for a team to collaborate on these tasks.
 - Justin Poehnelt: offline discussion prior to meeting
 - I'll can setup records@fallscreekranch.org for anyone to email digital documents for storage in a [Google Shared Drive](#). I could configure AI to organize and label each attachment.
 - It would be helpful to convert old PDFs to be text searchable via OCR.
 - Are there documents that should be scanned and are in paper only format?
 - Many of the paper documents are background or historical documents.
 - *No action was taken. Plan to communicate further about this.*
- Justin Poehnelt: Move cameras to the entrance gate from mail boxes.

- *Justin Poehnelt motioned to move the camera to the entrance gate. Pat Fettinger seconded the motion. Motion was approved.*

Executive Session

Announcements

- Email board@fallscreekranch.org if interested in serving on the Falls Creek Ranch Board.
- See <https://fallscreekranch.org/residents/calendar> for future Board Meetings

Adjournment

Justin Poehnelt motioned to adjourn, Pat Fettinger seconded the motion.