

Falls Creek Ranch Board Meeting

Status: Approved **Date:** Feb 26, 2026 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, Justin Poehnelt, James Trammell
- **Guests:** David McCament, Scott Silveira

Approval/Changes to the Agenda

- No changes

Conflicts of Interest

- None

Open Period Comments

- Scott Silveira: Commenting on the value of the ranch house and offering to volunteer to determine its best value to the ranch and its usage as it relates to the historic ranch manager position and duties. Specifically focusing on administrative tasks needed by the ranch. Discussion of capital reserves and expenses such as water tank replacement.

Approval of Previous Minutes

Justin Poehnelt motioned to approve, James Trammell seconded. Minutes approved.

Treasurer's Report

Capital Acct	47,145.08	General
	224,761.07	Water
Operating	117,091.85	
Grant	1,000.12	
TOTAL		

HOA Assessment invoices went out this month, but I do not have a good grasp on how many are outstanding, and I have a deposit that my husband is making on Monday when he goes to town. We received the \$20,000 check from the McKown family for partial payment of the north water tower road. I will transfer that amount to the capital fund, as it is currently in the operating account.

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

Committee Reports

Common Property

Grant providers are reviewing completed work across from stables and are being asked to authorize additional grant covered work behind shop and ranch house as well as further north on main. We continue to use the, so far, warm weather to remove beetle kill trees.

Community Garden

No report. The community garden is starting to wake up! The garlic and Egyptian Walking Onions that we planted last fall have poked through the ground and Kate Reynolds has been giving them water during the dry spell. We have a couple of new residents who have expressed an interest in renting a personal raised bed plot for 2026 and there is still room for others who would like to join. As a community gardener, in addition to keeping your own plot healthy, you are asked to contribute some time to the upkeep of the garden at

large. Please call or email Kate Reynolds or Teresa Rushton if you would like to be a part of this fun group!

Architecture

There are just two open projects at this time.

Bees and Chickens

Chickens continue to do well. The oldest chickens have started laying. Additional members are welcome to join our group. Contact Bonnie Bassett.

Dam

No report.

Entrance Gardens

No report. We are seeking committee members to join us in keeping the front entrance gardens (which includes the west and east side of the entrance before the gate, the east side just beyond the gate, and the garden just north of the fire house. This is a small committee and there is an overwhelming amount of deferred maintenance waiting to be done. Geary Baxter, Teresa Rushton, Peter Conley, and Terry and Jonni Greiner have been the committee in recent years. We need new energy from enthusiastic residents! Geary has done some pruning of the big box elder that grows behind the antique farm equipment on the east side. We have been advised by a local tree expert that the aspen next to the FCR front entrance sign has signs of disease and should be treated.

If you are interested in joining this committee, please contact Teresa Rushton.

Emergency Response Team

No report.

FireWise

No report.

Horses

No report.

Lake

No report.

Roads

Not much to report. Geary continues to patch holes. Joe and Mark are in conversation with the installation contractor about warranty work.

Snow removal has not been a concern prior to this board meeting. Hopefully that has changed by meeting time and we have some needed snow.

Utilities

Water usage/leakage at the Corral has quadrupled since December, even with the Horse Committee turning the meter water off every night. The Horse owners have graciously agreed to begin opening/closing the valve only when water is needed; this should help to reduce our loss to the minimum until the line can be repaired or replaced.

The snow drought this winter will likely lead to lower recharge in our wells this spring/summer. While we are not sounding an alarm yet, everyone should be aware that our drinking water basically comes from melted snow. We will monitor our well levels and update the Board as needed.

We are continuing to evaluate potential contractors to perform a leak detection survey of our water mains, hopefully to be conducted in the next few months.

The Utilities Committee submitted a draft 5-year capital spending plan to the Board January 27.

Our new metering system helped us to quickly identify the existence of a significant water leak in a member's home, allowing the owner to take prompt action to minimize any damage to the structure.

FY25-26	<u>Project Description</u>	<u>Estimated Expense</u>	<u>Estimated Timeframe</u>
	Tank Relacement Reserve	\$32,000	2035
	New SCADA computer/software/labor	\$9,000	January 2026
	Gravel - upper water tank access road	\$5,000	Spring 2026
	Calibrate/test water meters (prelim engr)	\$1,000	June-August 2026
	Waterline leak detection services	\$10,000	May-June 2026
	Repair/replace Sunrise Ln water line leak	\$4,000	May-June 2026
	Coat/repair water tank roofs	\$6,000	May-June 2026
	Fill Rodent Burrows Beneath Tanks	\$1,000	May-June 2026
	Add cathodic protections to tanks	\$16,000	May-June 2026
	Install 2 new fire hydrants	\$7,000	Spring 2026
	Unplanned repairs contingency	\$5,000	FY 25-26
	Engineering Design for Tank Bypass Plumbing	\$5,000	May-June 2026
	Replace Corral water line (contingency)	\$25,000	FY 25-26
	TOTAL EXPENSE	\$126,000	
FY26-27			
	Tank Relacement Reserve	\$43,000	2035
	Purchase and install water meters	\$10,000	TBD - determine #
	Install 3 fire hydrants	\$8,000	August-October 2026
	Construct Tank Bypass Plumbing	\$20,000	August-October 2026
	Repair/replace leaking water line(s)	\$30,000	August-October 2026
	Unplanned repairs contingency	\$10,000	FY 26-27
	TOTAL EXPENSE	\$121,000	
FY27-28			
	Tank Relacement Reserve	\$76,000	2035
	Repair/replace leaking water line(s)	\$35,000	
	Unexpected repairs	\$10,000	
	TOTAL EXPENSE	\$121,000	
FY28-29			
	Tank Relacement Reserve	\$76,000	2035
	Repair/replace leaking water line(s)	\$35,000	
	Unexpected repairs	\$10,000	
	TOTAL EXPENSE	\$121,000	
FY29-30			
	Tank Relacement Reserve	\$59,000	2035
	New SCADA computer/software/labor	\$9,000	January 2030
	Repair/replace leaking water line(s)	\$35,000	
	Unexpected repairs	\$10,000	
	Conduct 2 water tank 5-yr inspections	\$8,000	
	TOTAL EXPENSE	\$121,000	

Welcome

No Report.

Ranch Manager

No report.

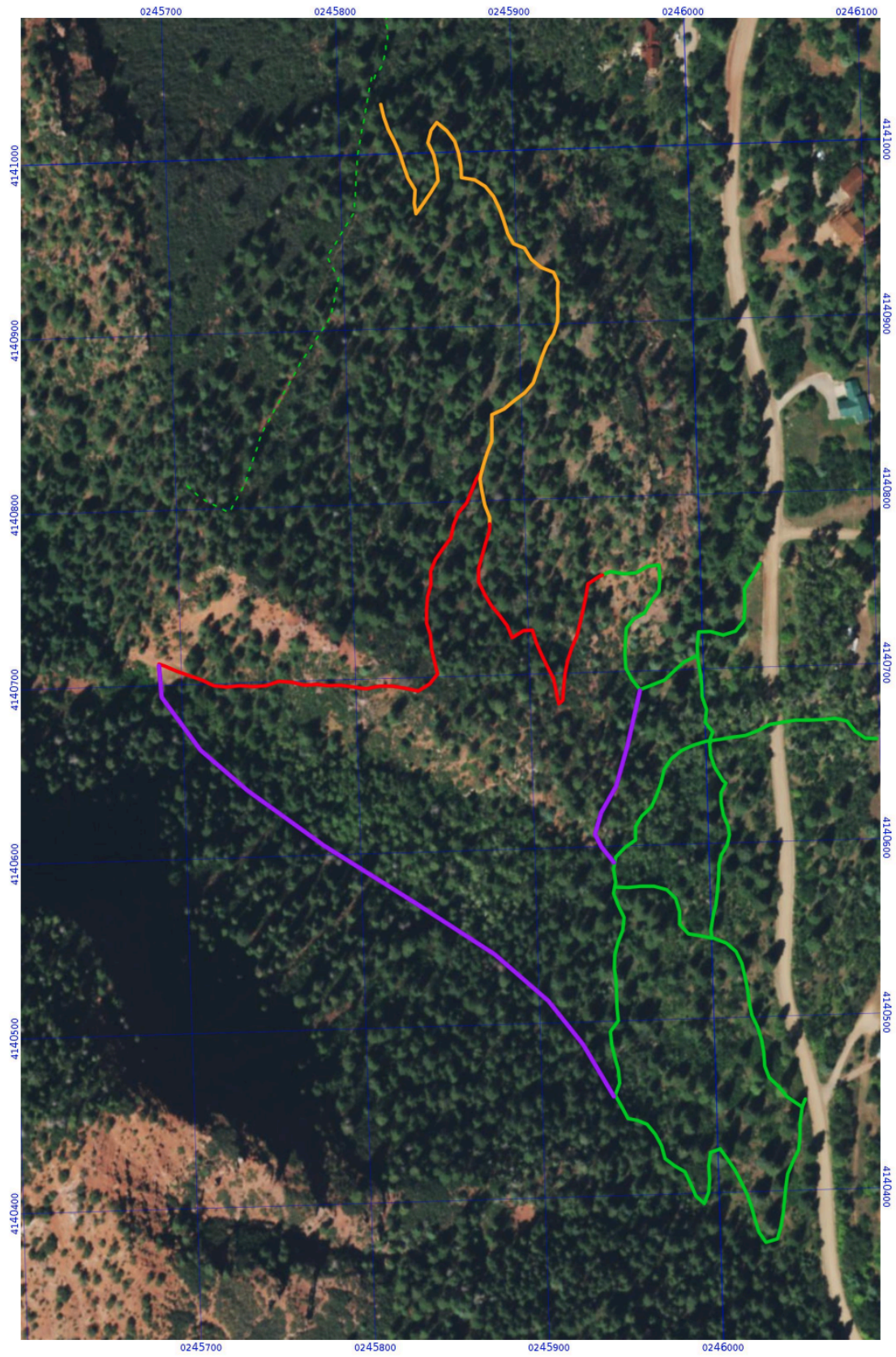
Old Business

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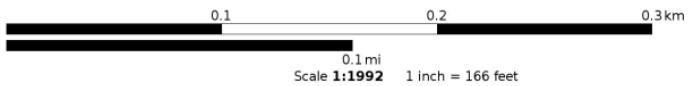
New Business

- ~~Payroll Provider~~ Assess the current payroll provider and consider alternatives. *Deferred since the Treasurer was unable to attend.*
- Dog and human conflict occurs when there is snow on the trails and some dogs are off leash and not under control. *The Board will refer the individuals to county officials for their dispute.*
- Stickers and other defacing of speedbump signs and community property.
- Enforcement of covenant nuisance violations: *22. No owner of any lot may do or permit to be done any act, which is or may become a nuisance to others. These possible nuisances include but are not limited to exterior speakers, horns, whistles, bells or other sound devices, **barking or howling dogs**, the use of **motorized vehicles without adequate mufflers** and **exterior floodlights**.*
- *Justin motioned to authorize the use of a machine for grooming ski trails according to the covenants for the remainder of the year. James Trammel seconded the motion. The motion was approved.*
- Trail plan modification to include additional trail connectors across from the stables. Trail users constructed/use a path in the general area of the small purple line already. (green=existing/complete, red=approved/incomplete, orange=existing path,

purple=under consideration)



Mercator Projection
 WGS84
 UTM Zone 13S

- The Board discussed capital reserves, significant expenses for the ranch, maintenance costs, current assessments, planning and more. *No action or decision taken*. David McCament offered to help with tracking expected costs for assets such as the grader and other equipment.

Executive Session

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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
- Join the [FCR Slack](#)

Adjournment

Justin Poehnelt motioned to adjourn, James Trammell seconded. The meeting was adjourned.