

Falls Creek Ranch Board Meeting

Status: Approved Date: Apr 23, 2026 5:30 PM MDT 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, Pamela Flowers
- **Guests:** Peter Sangas, Barbara Belanger, Tom Allen, David McCament, Steve Dowler, Gale Marinelli, Ginette Chapman, James Grizzard, Mitch Tobin, Christian Heine, Karl Klevens,, Barry Bryant, Mary Ann Bryant, Scott Silveira

Approval/Changes to the Agenda

- No Changes

Conflicts of Interest

- None

Open Period Comments

- None

Approval of Previous Minutes

Justin Poehnelt motioned to approve the minutes, Pat Fettinger seconded the motion.

Treasurer's Report as of April 22, 2026

Capital Acct	88,861	General
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	244,968	Water
Operating	105,494	
Grant	1,000	
TOTAL	440,323	

We still have \$3,300 in outstanding HOA assessments as of today. Robin and I have been in touch with the two homeowners and their payments should be arriving in the next week.

Teresa Rushton is no longer the President of the Falls Creek Ranch Association and Paulette Church should be removed from all bank accounts. Pamela Flowers is on all accounts and another resident should be added.

Committee Reports

Common Property

Slash from near the stables has been removed to the burn area and burned. The remaining piles further from the road will remain until it is safe to burn them in place. Probably this coming winter. Same as the Forest Service piles along CR 205.

Needle bags are being burned in the curtain burner. Please limit your needle bags to 20 and stack them next to the road for pickup. Any bags in excess of that should be removed from the ranch at your expense. We have 100 homes here and 20 bags per home is 2000 bags. That is pushing our ability to keep up without a doubt.

If you have slash from tree trimming to be chipped, please stack it next to the road, butt end facing the road, and we will come by and chip it. We will not be hauling slash off of your lot to the road. Do not stack slash on Common Property unless it is along the road.

Tree Spraying for beetles will be happening soon. Contact Chris Heine to schedule spraying.

Community Garden

No report.

Architecture

There are currently nine open projects on the Ranch.

Bees and Chickens

Preparations are being made to add new chickens. Existing chickens are consistently laying eggs. Warmer weather means chickens can go into the orchard. Anyone interested in joining the Chicken Committee (group) please contact Bonnie Bassett at [Bonnie Bassett@bellsouth.net](mailto:Bonnie_Bassett@bellsouth.net).

Dam

Sometimes it's just good to be lucky. Spring runoff in Falls Creek has far exceeded expectations, our lake is full, we are releasing water as required, water is running around the spillway and we even did some irrigation of meadows north of the lake. A great start to summer.

A special shout out to James Trammell and Luke Jaeger for going above and beyond. Luke rebuilt the aeration system at the lake, this system is our 1st line of defense against undesirable aquatic vegetation and it's great to have it up and bubbling. James, back hoe operator extraordinaire, helped clean and reestablish our irrigation ditches. We at Falls Creek are very fortunate to have a deep and very skilled all volunteer labor force. Thanks guys!

During routine maintenance on Friday 4/10 and Saturday 4/11 we encountered 3 different groups of non-residents who had parked at FCR entrance, walked past private property signs and were fishing our lake. Two of these groups were using boats owned by residents. There is a pretty determined group of non-residents who feel it is their right to recreate at our lake. The new gate should help, but we need to come up with a way to discourage trespassers.

Entrance Gardens

No report.

Emergency Response Team

No report.

FireWise

Expanding area of mitigation and grant to the area around the shed and fire house. Burned close to 500 bags this spring.

May 2nd is the annual FireWise meeting at the fire house.

Horses

No report.

Lake

Thank you to everyone who has contributed to the boat storage donations this year. Please consider contributing so we can keep our lake looking great! We are asking for \$25-50 per watercraft if you keep your boat at the lake. Please limit the boats (2 per lot) you bring down to make room for everyone or consider sharing. We are still looking for a few more sharing paddleboards if anyone has a paddleboard in good shape to donate or share.

The new sharing boat spaces are only under the signs marked sharing. There are 6 paddleboard sharing spaces and half of the kayak rack is sharing. The remainder of the spaces are for private watercraft. All shared boats are clearly marked.

The lake is brimming with water from the spring runoff! When the water level drops, we will order sand for the beaches. In the meantime, enjoy the frogs and all the other beautiful sights and sounds of spring!

The new bench on the lake trail is beautiful, thank you Trail committee!! Photos can be seen at <https://photos.app.goo.gl/SN4zjggE93yuEn4EA>

Roads

Potholes in gravel roads were addressed after the recent rains. Chipsealed portions of Main have been repaired as potholes occur, however, more needs to be done in order to

strengthen the surface and we are pursuing that under our contractor warranty. Contractor repairs should occur in June.

Utilities

Committee members met with representatives of Planet Excavation so that they can prepare a new bid for replacement of the Corral Waterline. Changes were made to the proposed alignment to avoid electric utility conflicts. The bid will include a new meter and a pressure reducing valve. The old meter will be kept as a spare. A separate bid was requested for repair of the leak at Sunrise Lane.

We made contact with Mountain West Tank Resources (MWTR) to request a new quote for coating the roofs of the tanks. MWTR has been purchased by a larger company, but we are working with the same people as before, based in their Farmington office. The new firm CROM/MW can provide us a wide range of services to assess and extend the life of our tanks. They are working on a quote for roof coating.

Our Water System Operator, Tom Riley, is helping coordinate replacement of fire hydrants. Bonds Construction has performed this work for us in the past and they are prepared to order two hydrants and install three this summer. We already have one hydrant on site.

Barry Bryant and Tom Allen accompanied American Leak Detection Services as they checked the lower system for leaks on April 16. A significant leak was found around valves and meters on Alpenglow. The committee will request bids for repair of this leak from Bonds Construction and Planet Excavation. Leak detection will resume at a later date. Barry confirmed the leak detection staff will return Monday, April 27, to complete their survey.

Our digital metering system continues to send alerts to the committee for unusual water usage at residences. Peter Sangas has contacted affected homeowners so they can investigate for leaks on their private lines.

Monitoring by Chris Heine shows that the water level in the new south well has risen 18 feet since October. This is likely due to the Spring runoff. October is generally the time of year when groundwater levels are at their lowest. Chris will also be meeting with SGM, the engineering firm who prepared our 2017 Capitol Improvements Plan, to obtain editable versions of our water system plan files.

The new road to access the upper tank needs a gravel surface. Mark Smith can arrange for aggregate delivery and spreading. Cost for the gravel should be paid from the Utility budget. The estimated cost for the material is \$1800, including delivery. Equipment and labor to be provided by Common Property.


Welcome

No Report.

Ranch Manager

- Snowplowed x 2
- Road repair
- Mowed treed part of Rock Meadow, area across from mailboxes and Lake parking area
- Fire mitigation work along Main
- Removed snowplow and gravel bin (March 24)
- Repaired compactor x 2
- Installed the lake pump and then uninstalled it.
- Ongoing maintenance of ranch equipment

Old Business

- Approval of entrance gate contract with Viking Gate Systems LLC for \$16,586.47.
 [Viking-Gate-Proposal.pdf](#) No vote was taken pending further cost details.

New Business

- Ginette Chapman: Water tank access road. Discussion of 2023 agreement restricting access for recreation use and whether it is in conflict with FCR covenants. *Deferred to future discussion.*
- Pamela Flowers: Late fees-I spoke with our Altitude Community Law representative regarding the need for updating our late fees policy. Colorado has passed a new law regarding late fees and interest, and our policy is now outdated. I would also like to propose changing the existing late fee policy that currently allows 90 days for payment before any late fees are assessed, and is based on a percentage and not a dollar amount. If approved by the Board, I will ask our representative to draft a proposal to bring us in line with other HOAs in Colorado. The cost is \$250. *Pamela will review the applicable documents for updating according to latest Colorado laws. Justin Poehnelt motioned to approve the lawyer fee. Pat Fettinger seconded the motion. Motion was approved*

- Annual budget planning- Justin sent out committee chair budget vs actual reports last week so that committees could begin planning their budgets for next year. I have spoken with Robin on exactly what budgeting forms she has used in the past, and I am updating those currently. I (Pamela Flowers) plan on having them finished and out to the committee chairs this weekend. *Discussion on budget, reserves, assessments. No action taken.*
- Peter Sangas: In order to increase transparency for capital improvements I would like the HOA Board to consider implementing the following policy. I propose the Board require a written line-item estimate or quote for any capital project exceeding \$1,000 before approving and allocating funds. This estimate should be posted with the Board meeting minutes so all residents can review it. *No Action taken. Discussion focused on increasing transparency and getting more strict estimates and quotes for work.*
- James Grizzard: Request for approval to properly install and carefully maintain a highly reputable solar low voltage, alternating current bear - mountain lion deterrent electric strip at a height of 4' above the ground around the orchard and hen coop. *No action taken. Discussion will continue at a later date.*
- Justin Poehnelt: Proposal to close and restore trail to Lake cove from USFS land by felling trees, decompacting soil, and placing no trespassing signs. Photos of area at <https://photos.app.goo.gl/12E39ypnhJP7PvYm6>
Justin Poehnelt motioned to close the Bear Cove Trail, Pat Fettinger seconded. The motion was approved.
- Barry, Mary Ann Bryant: We would like a discussion of the purpose, use, and scope of committee group emails. *Justin Poehnelt shared information on mailing group use and makeup between chair and members.*
- Mary Ann Bryant: Request Board information on recent text messages received announcing texting with the FCR Board. *Messages were intended for communicating with specific users about assessment collection.*
- Barry, Mary Ann Bryant: We would like an update on the plans/cost/timing to remediate the drainage berm, temporary logs, and drainage/culvert on Main south of the ranch house driveway. The current arrangement is very unsightly and not reflective of the Falls Creek environment. *Pat Fettinger will follow up with the road committee.*
- Records Retention-scanning and shredding *Pamela Flowers is considering bringing all records to a company for digitizing records. May have to be ABQ. Justin Poehnelt will help categorize PDFs.*
- Stegner Assessments 25-26 *No discussion.*

Executive Session

- Resident conflicts (trails, dogs, covenants)

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](#)
- Remember that bears are active in the Falls Creek area and residents should take precautions. See <https://bearsmartdurango.org/>
- May 2nd, 2026 FireWise meeting at fire station.

Adjournment