

Falls Creek Ranch Board Meeting

Status: Approved **Date:** May 11, 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, Joe Scarpino
- **Guests:** Peter Sangas, Chris Heine, David McCament, Barry Bryant, Mary Ann Bryant, Tom Allen, Gale Marinelli

Agenda

- Mary Ann Bryant: Draft FCR reserve and accounting policies for Board review.
📎 2026-05-11-Special-Meeting-Documents
- Need to meet requirements of law and FCR.
- Capital reserve fund policy existing bylaws:
 - We have a component asset list. Separated out some assets, e.g. water/utilities are in a separate list. Need to update the list. Justin will share with committee chairs.
 - Reserve study done in 2015.
<https://fallscreekranch.org/uploads/2016/02/Reserve-Study-Report-2-18-15.pdf>
 - Historically, minimum was previously set at \$50k and maximum set at \$150k. The maximum is to keep from having money sitting idle and a liability for lawsuits. No longer reasonable amounts with inflation.
 - Also the amount of assessments set aside for capital reserves.
 - Water is separate now but wasn't always. Started charging in 2014.
- Capital reserve investment policy:
 - Some portion of our reserves can be invested.
- Separating water has helped significantly. Previously, repairs to other assets led to deferred maintenance for water/utilities.

- Chris Heine will reflag some areas for mitigation work to be able to claim grant money in two grant areas. Chipper will be off ranch as part of the agreement for the grant. FCR is paid for the use of the chipper and truck.
- Budgets have shifted significantly this year and the expense pattern has changed from ranch manager to other operating expenses.
- Committees will be requested to provide a long term plan regarding capital assets.
- Discussion of prioritization of amenities. Some are leased and/or self-funded. Short discussion of tennis court history. Liability of other ranch amenities. It may be beneficial to survey residents for use of various amenities.
- The level of financial information being shared. FCR meets the minimum requirements according to law. Some guidance was that sharing additional information can lead to processes being slowed down.
- James Trammell will work with Mary Ann Bryant to make the updates and present to the legal counsel for review. Estimated to cost approximately \$1000.