

Falls Creek Ranch Board Meeting

Status: Approved **Date:** May 28, 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:** Justin Poehnelt, Joe Scarpino, Pamela Flowers
- **Guests:** David McCament, Gale Marinelli, Mary Ann Bryant, Barry Bryant, Peter Sangas, Steve Dowler

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, Joe Scarpino seconded. Minutes approved.

Treasurer's Report as of May 28, 2026

Capital Acct	\$ 73,436	General
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	\$ 255,072	Water
Operating	\$ 81,488	
Grant	\$ 1,000	
TOTAL	\$ 410,996	

All HOA assessments have been collected. I sent out Robin's budget worksheet to the appropriate committee chairs, and have been in touch with them regarding next year's expenses. I have been in touch with all of the committee members, and I am reviewing the proposed budgets for next year. I would like to request a work session with the Board for next weekend to review and make any necessary changes to the budgets before they are mailed out to the HOA members.

Robin Lucie shared the most recent list of capital assets.

Pamela Flowers has been collecting information from the committee chairs.

Firewise grants may have been overstated for the current budget year. Chris Heine is working on this.

Justin Poehnelt motioned to approved the treasurer's report. Joe Scarpino seconded the motion. Report is accepted.

Committee Reports

Common Property

Reseeding of the fire and mitigation damaged areas that was done last fall is showing results. This report is from Steve Autry who spearheaded that effort.

"Last year Falls Creek purchased wildflower and grass seed from Basin Coop and South West seed. We spread grass seed on bare patches in Big Rock Meadow and Dyke Meadow , and a new well pump off main . The wildflower and grass mix along trails and disturbed areas. The results have been successful in promoting native grasses and flowers."

FireWise

No report.

Trails

Reroutes are completed between Aspen and Starwood and at the end of Ponderosa. Dyke Canyon is clear of trees for about 2.5 miles. Falls Creek trail is clear of trees to 3 miles from Main.

Community Garden

No report.

Architecture

There are currently nine open projects on the Ranch.

Bees and Chickens

No report.

Dam

No report.

Entrance Gardens

No report.

Emergency Response Team

No report.

Horses

No report.

Lake

No report.

Roads

Our contractors are finalizing the installation of the automatic gate at the entrance to Falls Creek Ranch. Details as to how the gate will work will be addressed by Joe Scarpino well prior to the gate becoming operational.

Potholes have continued to recur along portions of Main and Geary has been patching them. We are discussing a hardening of those portions with our contractor and that work should take place in early summer. Our unpaved roads are holding up well and we have been addressing potholes in those as they occur. We will be wetting and regrading the washboard areas on upper Oakcrest shortly.

Utilities

Leak detection done last month identified two leaks that were finished up recently. The leak on Alpenglow was at a connector. The leak on Sunrise was also a crack at a coupling, and was schedule 80 pipes. Lines were not backfilled with bedding. Some of the risers were bent and likely damaged from snow plowing or vehicles.

Fire hydrant installation planned in a couple weeks. Notifications are sent to residents that may be affected. Still a large unknown loss occurring. Working on a way to identify the location. Currently losing more water than we are using. The corral line will be replaced in August.

Welcome

No Report.

Ranch Manager

Cut down three dead Aspen and cut into firewood lengths
Removed rocks and small boulders from the lake parking area to ensure safe mowing.
Place a boulder at the front entrance garden.
Set up/cleanup for Firewise meeting.

Chipping with crew of volunteers
Mowed front entrance area
Told a wayward fisherman this was a private lake
Trimmed mailbox and front entrance areas
Picked up small piles of slash and took them to the burn pile
Chipped Aspen for the chicken coop.
Chipped several piles of slash
Drove to Aztec to pick up two tons of cold patch for road repairs
Replaced lake water pump with the Garden's pump
Rewound broken cord on lake pump and reinstalled it at the lake
Road repair with Joe Scarpino
Repaired broken rope pull on compactor
Kicked a trespassing couple fishing with ranch boats off the lake

Old Business

- Service road agreement update. No information available to share at this time. An opinion has been requested from the lawyer. James Trammell has more information. *No action taken.*
- Governance policy. Mary Ann Bryant and James Trammell are going over the policies with attorneys, met on May 18th. Requested clarification on governance finance policy and specifically around reserves. A couple takeaways from the meeting, the board needs enough flexibility to make decisions for multiple years and shouldn't be too specific, but needs sufficient guidance. The 2015 reserve study should be updated and done more frequently (3-5 years) which requires a reserve specialist professional. A new law signed recently requires a 30 year horizon. The attorney suggested 50% of capital assets for reserve balance. The study may also include cash flow analysis. Need to add the expense for the reserve study to the next fiscal budget. *No vote taken, Mary Ann Bryant will contact CPAs about expected expenses.*

New Business

- Justin Poehnelt: Trail in Valley Fire burn scar. A resident is impeding trail reroute away from the currently eroded alignment. Mary Ann and Barry Bryant shared some history on the trails in the location and unauthorized trail construction over the years. They also noted that it is common property and a single lot/resident should not hold sway over the common actions. Joe Scarpino raised the point about when a

trail is official vs unsanctioned. Agreement on the Board having authority to modify the existing trails to minimize erosion and other issues. Discussion agreed that the different committees have authority to make these modifications with explicit approval from the Board.

- Justin Poehnelt:  FCR Revision to Covenant 24 No recent history of snowmobiles used for grooming trails. May need to clarify that this isn't a request for budget. Modify to add meadows back in. Still requires explicit Board authorization.

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](#)
- Remember that bears are active in the Falls Creek area and residents should take precautions. See <https://bearsmartdurango.org/>
- Remember to not feed wildlife including feeding birds bread.

Adjournment

Meeting adjourned and the next budget review meeting will be scheduled for the coming week.