

# Falls Creek Ranch Board Minutes

Status: Approved

Date: September 26, 2024

Time: 4:30 PM (Started at 4:35 PM)

Location: Zoom

## Attendees

- **Board Members:** Robin Lucie, Charlie Simons, Justin Poehnelt, Paulette Church
- **Guest:** Gale Marinelli, David Hughes, Barbara Belanger

## Approval/Changes to the Agenda

- None

## Conflicts of Interest

- None

## Open Period Comments

- No comments

## Approval of Previous Minutes

- Charlie Simons motioned to approve, Robin Lucie seconded.

## Treasurer's Report

Capital	\$119k	Bank of San Juans
	\$51k	Vectra CD
Operating	\$164k	Bank of San Juans
Grant	\$1k	
<b>Total</b>	<b>\$335k</b>	

We currently have 11 assessment payments still outstanding. All open amounts have been followed up on and are in process.

Bookkeeper at the accounting firm is no longer there. Opportunity to discuss other options about considering different solutions to be discussed at retreat.

Charlie Simons motioned to approve, Justin Poehnelt seconded.

## Committee Reports

**Common Property** – Forest Mitigation - working on firebreak east of FCR homes. Will continue as long as weather allows and resume in spring

Trails - For residents running, walking or riding at night, please do your best to avoid shining your headlamps on homes. Doing so can startle residents and their pets. Thanks so much for your consideration!!

Also, LPEA left branches and brush along the power lines on Main by the lake and left lots of slash blocking the Lake Trail. We have asked them to remove and chip the slash but have seen no response. This will be addressed in the upcoming Work Day, Friday the 27th.

Entrance - upright structures nearing completion and ready for install.

Weeds - A work group formed to address weeds in our common areas. If you are interested in joining this effort, please contact Steve Autry.

Mudslides - Big mess to clean up with borrow ditches and culverts before winter.

**Architecture** – We currently have 12 open projects.

**Dam** – Nothing to report this month.

**Entrance Gardens** – Nothing to report this month.

**FireWise** – FCR provided two loads of firewood for the Shiprock Chapter House of the Diné Nation. One load was provided by two residents who had more firewood harvested than they needed. We plan to offer one more load before winter. We have been invited to join a multi-HOA grant application for a fuels reduction CSFS grant with Wildfire Adapted Partnership as the fiscal agent. This proposed site is the southwest corner of FCR where the Douglas Fir trees are rapidly dying and the area where the oak brush has grown so thick and hazardous across from the stables. Work will begin this next month on one of our new grants awarded in April and the tractor grant has been completed and closed out. We decided to offer workdays on Fridays and Saturdays to encourage all residents to volunteer. We have had to cancel work days due to rain forecasts and hope to catch up before winter.

**Horse** – Nothing to report this month.

**Lake** – The Lake Committee has asked for help digging a trench from the culvert under FC Main to the lake to protect the beach in case of further heavy rains.

**Roads** – Storms have created issues on Falls Creek Main: The hail and rain storm at the end of August caused significant damage to the area around the Ranch house, Main street and beaches. Thanks to our Ranch manager who designed a drainage system that in the rain storm this past week saved the beaches and that section of roadway from more damage. Unfortunately, this latest storm brought rock and mud into the culvert near Snowshoe that clogged and created the issue we are dealing with on north Main. This is a large culvert that needs to be cleared and that work will proceed in the next few weeks.

Warranty work on chip seal roadway: Warranty work by the contractor is completed for this year. Expectation is that additional warranty work will be required next spring.

**Utilities Committee** - We are continuing evaluation of a new water metering system. The original planned equipment proved to not have the necessary range of communication needed for our topography. A second option is being obtained and will be tested in the next couple of weeks. Tom Allen has been in contact with Durango Fire regarding required maintenance and recordkeeping of our fire hydrants. He will work with our ORC, Tom Riley, to complete the required pressure testing and reporting in the near future. Jayson Collins is working with Timberline Electric to review operations of our SCADA system. An educational zoom meeting is scheduled for October. Thanks to Karl Klevins for assistance in resolving a communication issue with one of our treatment building generators. We have resolved an issue with Call Before You Dig - Colorado 811 staff to transition notifications from Ray Smith to the Utilities Committee. We are working to finalize a new location near the picnic area for the new south well; a new permit will be required.

SubMeter solutions is sending a refund for test equipment.

### **Ranch Manager Liaison Report**

- Shop/equipment yard cleanup
- Sign repairs/sign replacement
- Pothole repairs on multiple side roads
- Bar ditch cleaning @ various locations
- Fire mitigation with Kern and crew
- Flash flood cleanup/drainage rehab
- Log entrance project with Joe Scarpino
- Willow removal @ lake
- Dam cleanup
- Dam inspection with Scott S. & The Dam Inspector
- Removal of landscape boulders @ Teresa Rushton's
- Beach Rehab/spread gravel
- Replace manhole covers on spillway vault

- Log Entrance project
- Volvo maintenance/repairs
- Kubota maintenance
- Vermeer chipper maintenance
- Kubota UTV maintenance
- Fabricate/weld winch tower for Kubota
- Meet with Forest Service, Mark & KBR for fire mitigation
- Second Flash flood cleanup
- Expand settling pond for Ranch House drainage

**Bee and Chickens** - Working on the enclosure.

## Old Business

- The Board is temporarily delaying changes to the water usage rate structure while new metering options are still being tested.
- Update on entrance structure
  - Getting ready to install uprights.
  - Preparing to work on an island for the entrance structure.
- Update on two proposed boundary changes to provide space for service roads onto Common Property
  - Should be signed off in the next few weeks.

## New Business

- Two owners of unimproved lots asked the Board to not charge the base fee on lots that are not connected to the water system, and that the Board and Utilities Committee will take it under advisement.
- Consider request for letter of support for new CSFS grant application - Paulette
  - Approximately 2000 volunteer hours per year.
  - Located in the area across from the stables.
  - Firesmart has provided a bid
  - Gale Marinelli: Can a request be made for mitigation near Ponderosa?
    - Paulette: Can be addressed by the FireWise crew. Too small of area for a grant.
  - Closing out a couple grants soon, one for tractor, a check is expected soon.
  - Robin Lucie motioned to approve, Justin Poehnelt seconded.
- The Board approved Paulette Church and Charlie Simons as authorized signers on Falls Creek Ranch bank accounts.
- The Board approved setting up a new bank account specifically for water capital from the new base fee.
- The Board approved Paulette Church as the authorized signer for the Falls Creek Ranch safety deposit box.

- Discussing use of ranch equipment and resources for projects by committees and how it is billed. Will discuss at Board retreat.

## Announcements

Friday Firewise Workday – 9 am to noon – Lunch in picnic grounds

## Adjournment

- The next Board meeting date will be October 24, 2024 at 4:30 PM.