

# Falls Creek Ranch Board Minutes

Status: Approved

Date: Oct 24, 2024

Time: 4:30 PM (Started at 4:33 PM)

Location: Zoom

## Attendees

- **Board Members:** Robin Lucie, Justin Poehnelt, Paulette Church
- **Guest:** Barbara Belanger, Mark Smith, Joe Scarpino

## Approval/Changes to the Agenda

- HOA Software

## Conflicts of Interest

- None

## Open Period Comments

- None

## Approval of Previous Minutes

- Robin motioned to approve, Justin seconded.

## Treasurer's Report

Capital	\$117,871	Bank of San Juans
	\$51,631	Vectra CD
Operating	\$213,492	Bank of San Juans
Grant	\$1k	
<b>Total</b>	<b>\$383,994</b>	<span>Oct 24, 2024</span>

All assessments have been collected, some for a full year. Will transfer \$50k to capital from operating for the first half assessment allocation and 3 months of water base fees. Two grant

reimbursements were received this month. A check for \_\$25,225 was received that covers mitigation expenses incurred in the last fiscal year, and a check for \$2,000 was received as the final cost sharing allocation toward the tractor that FCR purchased last year.

A new staff member at an accounting firm has been planned for the account but we are still waiting on action to close out the previous fiscal year. Nothing has been provided since Aug 1, 2024 or shared with Robin Lucie.

HOA software could replace some of the accounting functions.

The refund of \$1,706 was received from Submeter Solutions for water meter test equipment when it was determined the system did not meet our needs.

Justin Poehnelt motioned to approve, James Trammel seconded.

## Committee Reports

**Common Property** – Clearing of a fire break continues to the east of our homes on FCR property down the hill towards CR 203. Kern and crew have been doing a great job and the new Kubota tractor has come in very handy. The fire break does cross the lower north-south trail, but we have done our best to keep it looking natural while clearing a path for fire defense. We are working with both the State and National Forest agencies on this project. Both have toured the area with us and are in favor of our approach. Please keep in mind that our grant funding for fire mitigation, including equipment purchases such as our Kubota tractor, our mitigation supplies, and wages for our mitigation crews come from State Forest grants. Working hand in hand with these folks is essential.

An improvement to the trail from the stables to the lake, below Main, is in progress. We used a machine to move large boulders and some small trees in order to make the trail more passable for hikers, bikers and children. The route has also been moved uphill to avoid flooding in spring and to stay away from nesting waterfowl and other wildlife that use the shoreline. WE ARE NOT FINISHED

🤔. Several work days are planned for the completion of the trail work. We are also planning to repurpose materials from the original wooden bridge across wetlands into a bench. The overall goal is to establish a new trail surface and repair/mitigate damage done during the building process. Please be patient with our process. The end result should be quite a nice improvement.

**Community Garden** - The year-end workday for the garden was on October 14th. This was to clean-up to put our plots to bed for the season, and included mucking out and organizing the sheds, turning under our cover crops, raking leaves to top the plots for winter, and pulling most of the remaining plants (other than a few perennials and stalks we kept in the ground as part of the Halloween Hoopla. If you are attending the Hoopla, feel free to take a stroll through the garden to see some spooky decorations!)

We also rented a shredder/chipper/mulcher on October 16th to break down the residual plant material in our composting system. This will give us a head start in having nutrient rich, dark compost to start our gardens off with a boost in the spring.

Kate, Teresa, and Geary have been key in keeping this garden going in the absence of Sara Carver. We are hoping for even more participation and enthusiasm in the years to come, as our soil keeps getting better with each year's amendments. Let us know if you are interested in growing some food with us next season!

**Architecture** – Nothing to report.

**Bees and Chickens** - Thank you for the approval to be a committee of FCR! Jim and Bonnie are the chairs and Jenny Holmen is our treasurer. We have established our committee with 14 families. Bill, Jim, Mark, and James built a super-secure enclosure (thank you!). James and Jim brought our two bee hives full of bees and honey to FCR a few weeks ago. We have had no predator issues which speaks to the security of the enclosure with bears currently in hyperphagia. Barbara made a sign to alert those passing by that bees are present.

**Dam** – No report

**Entrance Gardens** – Geary Baxter and Teresa Rushton spent most of a week giving the entrance sign some TLC. We have power-washed, sanded, sealed, and painted the sign to its original colors and plan to shore up the back side. Charlie Simons is working on a solution for the logs that are naturally and gradually decomposing. We're trying to preserve its integrity for a while longer! Perennial bulbs have been ordered and received, and will go into the ground in November for a spring bloom.

We are working with Roads to beautify the wonderful new entrance. They have already done an impressive job with their design and installation; and have relocated some boulders to incorporate the new parts with the existing parts. Continuing this will be a focus for our committee after winter. This will include the removal of all plastic pots and borders in the gardens and replacing them with natural materials. We will paint the park bench brown to match the front sign and add more seating solutions.

We are always soliciting your help!

**FireWise** – Our proposal to expand the protection of FCR from the southwest quadrant was submitted to Colorado State Forest Service as part of a 4-HOA fuels reduction grant with Wildfire Adapted Partnership as the fiscal agent. We will hear if we are finalists in January with an April grant award date.

**Horses** – No report

**Lake** – Lake expenses are over budget approximately \$2K due to mudslides and rehabilitation costs for the areas where willows were removed. We would like to spend another \$2, 500 this fall to put sand in the rehabilitated areas and are asking for approval for the additional spend. Some of the rehabilitated area costs will be shared with the Dam Committee once they are all in, which will reduce some of the budget overrun.

**Roads** – Storms have created issues on Falls Creek Main:

The hail and rainstorm 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 rainstorm 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 by the contractor is completed for this year. Expectation is that additional warranty work will be required next spring.

**Utilities Committee** - Peter Sangas and Scott Silveira have just received new water metering equipment to test viability for our use. They'll be working on that over the next few weeks. The Committee will be meeting next week via Zoom with Timberline Electric to review SCADA operations.

### **Ranch Manager Report**

- 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
- Flash flood cleanup
- Expand settling pond for Ranch House drainage

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

## **Old Business**

- Update on entrance structure – Mark
  - Overall plan to add a median with lighting deferred until spring time. Will remove chip seal and embed large boulders in the middle while maintaining enough width for all vehicles.
  - See committee report for additional details.
  - The current gate can be left in place. Other options can be evaluated in the future. James Trammel has a source for gates.
- Update on two proposed boundary changes to provide space for service roads onto Common Property – Mark
  - Water tank boundary changes are done. The project can start at any time depending on resource availability. Might be this fall or early spring to remove some trees.
  - The other boundary change related to the fire road is still in progress and waiting on some mortgage/title issues.

- Update on Fire Mitigation: The Forest Service is doing work to mitigate wildfire risk on USFS land. Kern and FCR workers are doing mitigation work east of Ponderosa and Oakcrest. Another application turned in for a forest health fuels reduction grant. Grant matches for equipment up to 25%, some locations may get 50% if qualified. A new certificate for Firewise USA Community was received which may be beneficial for homeowner insurance.

## New Business

- Discuss request for additional funding for the lake and beach area due to the recovery costs – Lake Committee
  - Unexpected expenses related to flooding damages.
  - \$2500 for four loads of sand, preferred before winter.
  - Might defer some other expenses to the next fiscal budget, but may need additional funds in spring.
  - Trees can be purchased in spring for a very low cost from the state forest service. Paulette Church will share information. Motion was approved.
  - Robin Lucie motioned, James Trammel seconded.
- HOA Software
  - Justin Poehnelt presented a demo of Buildium software.
  - Currently pay over \$1000/month for an accounting firm to provide similar services matching transactions to accounts.
  - Robion Lucie made a motion to subscribe to Buildium software at \$183/month, James Trammel seconded. Motion was approved.

## Announcements

Halloween Hoopla, Saturday, October 26 – Check past Hoopla Emails for details

## Required Board Actions

Income tax filing preparation and presentation

## Adjournment

- Next meeting is scheduled via Zoom for Thursday, December 12, 2024 at 4:30pm.