

Falls Creek Ranch Board Minutes

Status: Approved

Date: Dec 12, 2024

Time: 4:30 PM

Location: Zoom

Attendees

- **Board Members:** Robin Lucie, Justin Poehnelt, Paulette Church, Charlie Simons
- **Guest:** Kent Norgren

Approval/Changes to the Agenda

- None

Conflicts of Interest

- None

Open Period Comments

- None

Approval of Previous Minutes

- Robin motioned to approve, Justin seconded. Motion passed.

Treasurer's Report

Capital	\$147.2k	Bank of San Juans
	\$52k	Vectra CD
Operating	\$139.5k	Bank of San Juans
Grant	\$1k	
Total	\$339.7	

This month we've paid \$18.8k to Submeter Solutions for equipment for the new water metering system. The total estimate for the project is \$26k. This month we also paid \$2.3k for a 1-year

subscription to Buildium, a comprehensive HOA software platform. We continue to communicate with our accounting firm FredrickZink, now MBE, to get current general ledger balances. As of now I do not have a budget vs actual cost comparison for the current year for Committee chairs, but we are making progress and hope to have a budget vs actual cost comparison by the new year.

Robin will evaluate purchasing a short-term Quickbooks license until transition is complete to the new system.

Charlie motioned to approve, Justin seconded. Motion passed.

Committee Reports

Common Property – No report

Community Garden – No report

Architecture – We currently have six open projects.

Bees and Chickens – The bees are happily cozied up in their hives for the winter. There will be no further report from this committee until the spring.

Dam – 2024 has been a great year for our lake & Dam. Two years of above average snow and cool spring weather have extended our runoff season. This has helped us keep our lake full and fulfill our legal obligation to release water to downstream rights holders. It doesn't get any better than that. So, we begin 2025 in great shape. Our Dam is well designed, well maintained, and operates exactly as intended. Think Snow!

Entrance Gardens – No report

FireWise – Crew is winding down due to recent snows making our hillside worksite dangerous. We plan to begin work on a new CSFS grant in the northeast area in April 2025.

Horses – No report

Lake – Barbara's beautiful vision for beach expansion is complete. Thank you to all who contributed, particularly Randal and his tractor! It has been my privilege to serve with wonderful committee members. I am stepping away from my position. The lake committee is seeking a new chair for 2025.

A new chair is needed for the Lake committee. Robin submitted her name to co-chair with another volunteer.

Roads – Roads are in great shape for the winter. We will be doing one more minor pothole repair session the week of the 9th and will be keeping up as is possible through the snow season. Remember, roads are plowed after 4” of accumulation and we will do our best to have the roads passable by 7 am on weekdays. Big storms on the holidays are tough on us all, so give us a break if we are a bit late on Christmas Morning! 😊 Thanks from the roads group and drive safely. Snow tires are a wonderful idea for winter!

Pothole Repairs: The contractor will be reimbursing repair costs and will be applying a new layer in spring.

Utilities Committee - Our Committee met in November to review the status of various projects. Our water system is operating very well with no water supply or quality issues. We held a Zoom meeting with Timberline Electric in early November to make some adjustments to the controls system. Thanks to Jayson Collins for coordinating this and follow-up issues with them. Tom Riley and Tom Allen will complete our fire hydrant maintenance and testing early Spring 2025. Peter Sangas has completed the testing of the new water metering equipment and the Board has approved final purchase of the equipment and the service contract with Submeter Solutions for outsourcing billing, collections and data reporting. The equipment installation is scheduled for mid-December and the operations transition planning should be finalized during January. We discussed options for locating the new south well near the picnic grounds and several team members visited the site. Chris Heine will contact CDPHE to respond to questions from Committee members before a final location is decided. A recent high usage alert in the upper system was due to a resident's malfunctioning water softener which has been corrected.

Welcome Committee – The newspaper tubes have been updated and relabeled so most residents will find they have a new tube location.

Ranch Manager Report

Spread gravel/sand @ south beach
Culvert replacement @ Mr. Charlie's
Grade roads/cut bar ditches
Grader maintenance
Volvo repairs
Water leak repair @ corral
Install culvert markers where necessary
Repair winch tower for Kubota
Clean middle bay @ equipment shed
Maintenance/repairs on ranch truck

Old Business

- Affirmation of email vote to approve meter installation with plan to consolidate billing – Paulette
 - Robin motioned to affirm the email vote, Charlie seconded. Motion passed.
 - Currently paying \$400/month for billing. The new metering system will be \$500/month for billing and collections + \$26k upfront capital expenditure with a plan to transition to Buildium for billing in the future.
 - Prior discussion included concerns about longevity of hardware, reliance on a small non-local vendor, use of proprietary hardware protocols instead of open standards, vendor markup over retail price, and vendor/supplier lock-in.
- Approval of moving our assessments and resident portal to Buildium to save money and create automatic billing – Justin and Robin
 - Currently collecting data for onboarding into the system for use by February 1st.
 - Will include accounting, communications, committees, governing documents, assessments, billing, directory, etc.
 - Purchased at a discounted annual rate, \$2300/annually. Replaces \$1000/month accounting expense.
 - Robin moved to approve, Charlie seconded. Motion passed.

New Business

- Discussion of improving relationship with High Meadows - Paulette
 - Paulette described situations where HM residents are being questioned as trespassers at the dumpsters and mailboxes
 - Suggestions include informing FCR residents how to spot HM vehicle stickers; providing the names of our HM neighbors;
 - Possible other High Meadows specific stickers for vehicles
 - Evaluating labels for newspaper tubes
- Vote to forgive a leak in a residence's home in December.
 - Robin motioned to approve, Charlie seconded. Motion passed.

Executive Session

- Discussion of water leak in resident's home

Announcements

- White Fir Christmas Tree Harvest – Saturday, Dec. 15, 1 to 2 pm

Required Board Actions

Adjournment

- Next meeting is scheduled via Zoom for Thursday, January 23, 2025 at 4:30pm