

Falls Creek Ranch Board Minutes

Status: Draft ▾

Date: Jun 26, 2025 4:30 PM MDT

Location: Zoom

Attendees

- **Board Members:** Paulette Church, Justin Poehnelt, Robin Lucie, James Tramell, ~~Charlie Simons~~
- **Guest:** Tom Jones, Mark Smith

Approval/Changes to the Agenda

- None

Conflicts of Interest

- None

Open Period Comments

- Discussion about ad-hoc committee relating to USFS land (see below in new business)

Approval of Previous Minutes

- No objections, minutes have been accepted.

Treasurer's Report

As of today, FCR's total cash balance is \$304,181.

Recent income includes payments from other HOAs for chipper rental, voluntary resident contributions, and the June payment from Pioneer Energy Management, which was received more quickly than in the past.

A new Vanguard money market account is planned for a portion of the capital reserves to gain flexibility and a higher interest rate. This will be initiated after the May meeting minutes are approved.

Finally, the Q3 financial statements, ending April 30, 2025, are now available. These are the first reports from the new Buildium software and are being customized to resemble the previous

QuickBooks format.

Capital	102,041	Bank of San Juans
	101,003	Bank of San Juans - Water Reserve
	53,122	Vectra CD 3.7%
Operating	47,015	Bank of San Juans
Grant	1,000	Bank of San Juans
Total Cash	304,181	

No objections, report has been accepted.

Committee Reports

None

Old Business

- Remind membership that we need at least three Board member candidates for our three Board openings beginning August 1, 2025. Two are for 3-year terms, one is for a 1-year term. Leaving the Board are Paulette Church, Robin Lucie, and Charlie Simons.
- Announce three candidates currently in nomination for the Board – Teresa Rushton, Pat Fettinger, and Pamela Flowers

New Business

- Discussion - Should FCR provide beer and/or spirits at community events and meals?
 - A recent \$117 reimbursement for alcohol at a work day event triggered discussion. While the activities budget covers such expenses, the board concluded the discussion by suggesting that for future events, only beer should be purchased, not spirits.
- Discussion and vote – Robin Lucie and Rebecca Jaeger nominated to be Lake Committee Co-Chairs
 - James Trammell motioned, Justin Poehnel seconded. Motion was approved.
- Discussion – Emphasis of the importance of stickers and hang tags at the lake. Reminder about fishing at the lake.
 - Previously had a map for fishing areas.
 - A new map will be updated and circulated for review to better delineate the locations for fishing.
- Discussion – Improving security by working more closely with the Sheriff's Office.

- Non-residents are regularly trespassing at the lake area to fish, use the beaches, and have even used residents' boats, which has become a burden for Bill and the lake committee.
- After a meeting with the sheriff's office, the primary guidance is for residents to call and report all trespassing incidents. To address the problem, a multi-faceted approach is being developed:
 - Identification: New resident stickers and vehicle hangtags are being created to make it easier to identify who belongs at the lake.
 - Deterrence: The board is considering purchasing hard-to-remove warning stickers to place on trespassing vehicles and adding more signs to deter walk-ins.
 - Enforcement: The option of hiring a sheriff's deputy for targeted patrols at a rate of \$75/hour is being considered to send a message to trespassers.
- A sheriff's deputy will attend the upcoming annual meeting to discuss trespassing directly with residents.
- No objections to contracting with sheriff's deputies for the month of July.
- Discussion – Cameras at the new entry gates similar to mailbox cameras?
 - Deferred to new board. Take a straw poll at the annual meeting and follow-up there.
- Discussion and vote – Create an Ad Hoc Committee to advocate to block sale of USFS properties bordering Falls Creek Ranch, including Hidden Valley.
 - Tom Jones noted that while a specific piece of legislation is unlikely to pass soon, it could become a future issue. He suggested forming an ad-hoc committee to address these topics.
 - Paulette Church raised the possibility of investigating a potential 80-acre land swap, and Mark Smith confirmed he is already in communication with the USFS District Ranger about trails and other issues.
 - Might include stakeholders from other neighborhoods.
 - Robin Lucie motioned, James Trammell seconded. Motion passed without objection.

Executive Session

Announcements

- Annual Meeting to be held Saturday, July 12, 2025 at the FCR Picnic Grounds. Gather and sign in at 8:30 with a meeting to begin at 9 am. Please bring chairs, hats, and a dish to pass for BBQ Potluck Lunch following the meeting.
- Please turn in via email, note, or Firewise form on our website your fire mitigation hours and receipts for contractor mitigation work on your lot to Paulette

Required Board Actions

- Host Annual Meeting
- Publish approved 2024 Annual Meeting Minutes
- Publish draft 2025 Annual Meeting Minutes
- Host a transition Board meeting
- Provide Board orientation for new Board

Adjournment

- The next meeting will be scheduled by the new Board.