

Falls Creek Ranch Board Meeting

Status: Approved **Date:** Jan 22, 2026 5:30 PM MST **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:** Pat Fettinger, Justin Poehnelt, Pamela Flowers
- **Guests:** Barry Bryant, Mary Ann Bryant, Mark Smith, David McCament, Joe Scarpino

Approval/Changes to the Agenda

- No changes

Conflicts of Interest

- None

Open Period Comments

- Mary Ann Bryant: FY26 budget isn't on the website. Some records for properties have not been received from title companies. Need documentation for 203 water rights access to spring on Church Camp property.

Approval of Previous Minutes

Justin Poehnelt motioned to approve the minutes, Pat Fettinger seconded the motion. The minutes were approved.

Treasurer's Report

Bank Balances as of 1-22-26

| | | |
|--------------|-------|----------------------|
| Capital Acct | Other | \$ 47,359.57 |
| | Water | \$ 218,967.89 |
| Operating | | \$ 66,696.01 |
| Grant | | \$ 1,000.12 |
| TOTAL | | \$ 334,023.59 |

HOA Assessment invoices are to go out at the end of the month for the second half of the year ending July 31, 2026. Eleven residents have already paid the second half assessments for a total of \$18,150.

To date, we have not used any of the prepaid funds for snow removal or road maintenance.

I would like to discuss the possibility of investing some of the water capital funds into a 6 month CD, if the water committee approves. *Discussion focused on money market funds instead of CDs.*

Justin Poehnelt motioned to approve the minutes, Pat Fettinger seconded the motion. The treasurer's report was approved.

Committee Reports

Common Property

Mark Smith is planning to meet with USFS about proactive measures regarding wildfire mitigation. Work across from the stables is being completed for wildfire mitigation. Mark is planning how to communicate about extreme fire risk that could exist in the spring given current snow levels.

The air curtain burner permit may be approved soon, possibly within the week. The permit is for 5 years.

Community Garden

No report.

Architecture

Nothing to report this month.

Bees and Chickens

Nothing new to report this month.

Dam

No report.

Entrance Gardens

No report.

Emergency Response Team

No report.

FireWise

Remember that extra large loads of split firewood (mostly pine) are available for just \$200, paid by check to Falls Creek Ranch, and \$100 paid in cash or Venmo to Kern for loading, delivering, and dumping it out the trailer on your lot. If you want it stacked, you pay \$35 per hour for each of the two staff members – still a great deal. Contact Paulette to schedule. We are waiting for sufficient snow to be on the ground for us to burn our slash piles when the San Juan National Forest burns theirs near our entrance and northeast boundary.

Grant work is continuing along Main across from the picnic area and stables. Please watch for workers and equipment on Falls Creek Main. We will know next month if we received the

two grants we applied for, including a disc mower for along the roads and in the meadows and for further focused mitigation work along Falls Creek Main.

Please do not take any materials to the air curtain burner area, the slash yard. Please avoid creating any sparks, since we are in drought conditions with even light winds able to fan sparks into flames. Continue to rake pine needles, leaves, and pine cones away from your home for an area 6 to 10 ft. wide. No need to bag them.

Let Paulette know if you need metal screen mesh to keep embers out of your roof and vents, or out of firewood storage within 30 ft. of your home.

Horses

No report.

Lake

No report.

Roads

Expected surplus for road maintenance and snow removal prepaid accounts.

Utilities

On Dec 28 2025 the Bryants met with the Board to provide an introduction and orientation of the FCR Water Systems and Utilities Committee responsibilities, concerns and plans. Topics discussed included history of water rights, system descriptions (wells, pumps, tanks, disinfection, etc.), legal CDPHE requirements, SCADA hardware and software, meters/billing software, water supply status/options, emergency planning, contractor availability, and Committee member roles/responsibilities. Challenges for 2026 include capital spending plan, leak detection survey, emergency planning, meter accuracy measurement, State-required PFAS testing, and Committee administration succession planning. The Committee met January 6, 2026 to discuss capital projects planning and implementation of the above referenced challenges.

Welcome

No Report.

Ranch Manager

This last month I have been working on the roads keeping them healthy and happy. I regraded part of Aspen and Starwood trail due to the large amount of potholes. Other weather related issues, like lack of snow, have delayed Mark and I from getting all the leaf bags and slash burned. Think snow! Organizing the workshop is an ongoing project.

Old Business

- Justin Poehnel: Records management, GIS data, etc. Follow-up to Utilities and Board tour/discussion.
 - Demonstration of [Paperless](#), a self hosted document solution, integrating records@fallscreekranch.org and Google Shared Drive. *Mary Ann Bryan to suggest structure for records.*
 - Proposal to purchase a document scanner such as <https://www.pfu-us.ricoh.com/scanners/scansnap/ix2500> costing \$400-500. *No action taken.*
 - Discussion of [MerginMaps](#) usage (self-hosted, free, mobile app interface) combined with [QGIS](#) (free, alternative to Esri products) for management of data including fire mitigation work and utilities infrastructure.

New Business

- Annual Assessments: Justin and Pamela to update/verify 2nd half assessments billing in Buildium.

Executive Session

- The Board discussed a resident's outstanding bill.

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

Adjournment

Justin Poehnelt motioned to adjourn, Pat Fettinger seconded the motion. The meeting adjourned.