

Falls Creek Ranch Board Meeting

Status: Approved Date: Mar 26, 2026 5:30 PM MDT 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, James Trammell, Pamela Flowers
- **Guests:** Mark Smith, Barry Bryan, Mary Ann Bryant, Rebecca Summers, Roger Miller, Chris Heine, Tom Allen

Approval/Changes to the Agenda

- No changes

Conflicts of Interest

- None

Open Period Comments

-

Approval of Previous Minutes

Pamela Flowers motions to approve, James Trammell seconded. Motion approved.

Treasurer's Report- Bank Balance as of 3-26-26

Capital Acct	General	\$ 67,145
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	Water	\$234,864
Operating		\$126,884
Grant		\$ 1,000
TOTAL		\$429,893

We have \$16,500 in outstanding HOA assessments as of today, March 26th. I sent out past due emails a couple of days ago, and several have already paid or replied to the notification. Expenses have been less than expected due to the lack of snow this winter. We have prepaid snow removal and road repair accounts that will carry over to next fiscal year. I am working on updating Committee Chair reports, and plan on getting those out ASAP so that everyone can prepare for budget meetings. All operating expenses are currently under budget, but capital expenditures are significantly over budget due to the grader (\$18k), well drilling expenses (\$24k - Water Capital) and the Ranch House renovations (\$26k).

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

Committee Reports

Common Property

We are removing many of the slash across from the orchard vs burning the piles since it didn't snow enough to do so over the winter. We will be using the curtain burner to dispose of the slash now that we have the permit.

Please try and limit the number of leaf bags to be picked up along the road by your property to 15. With 100 homes that will total 1,500 bags. That is a lot to deal with at the burn area. It is not necessary to rake and bag your entire lot, only about 10 feet around your home. Leaves, needles and pine cones only please. No rocks or dirt. Thanks!!!!

Chris Heine has been asked to join as Co Chair of the Common Property Committee in order to spread the work load. This is a big job and we appreciate Chris's willingness to put in the time and effort. It will be a dangerous and difficult fire season this year. Let's all work

together to protect our unique and beautiful neighborhood.

Community Garden

No report.

Architecture

There are currently 4 open projects on the Ranch. We welcome new committee members, contact Mary Ann Bryant or Erica Harrington if you'd like to join our committee.

Bees and Chickens

The Bees and Chickens are doing well. We have begun to see more eggs! Looking forward to a great spring.

Dam

Our lake is currently about 7 inches below full. We are releasing water at a rate of .25CFS (about 1.2million gallons a week) and have started spring cleaning and maintenance at the dam.

In many ways our lake is in better shape than any other reservoir in the SW. We have awesome water quality; our Dam operates exactly as intended. This year, however, a dismal snowpack will result in very little spring run-off in Falls Creek. Beginning now, we are obligated to release more water from the lake than we will gain from spring runoff and the water level in the lake will certainly fall. A done deal.

This month's Dam report is not the last you will hear about the dismal snow pack. It's shaping up to be a dry summer.

Entrance Gardens

No report.

Emergency Response Team

No report.

FireWise

Be extremely cautious about any equipment you may use, including mowers, that can cause sparks for the remainder of this year until we get significant rainfall. All fuels are at record low levels of moisture and will ignite quickly, especially if it is windy. Even though San Juan National Forest is showing low risk, avoid using wood and/or charcoal for BBQs, please use propane instead.

It is advisable to give a bit of water, preferably lake water, to the trees you wish to save so they have the sap to push out beetles. Tree spraying will begin soon, and it will help your trees be less attractive to beetles. Chris Heine will get the word out as to when to sign up for spraying. A small increase in price this year will help us spray some of our cherished trees on Common Property.

Chris has agreed to become our Neighborhood Ambassador to Firewise USA; Ready, Set, Go; and Wildfire Adapted Partnership. He will be convening our Wildfire Preparedness Day Annual Meeting, which is especially crucial for new residents and includes presentations by our partnering agencies and a fun Ranch potluck afterward. **The event is currently planned for Saturday, May 2nd at the firehouse from 8:30 to noon.**

I encourage all residents to continue the strong support for our Firewise volunteer work and for the continued support of Ranch funds. While we are in much better shape than we were years ago, you are all aware that the work must continue to maintain homeowners insurance for current and future residents.

I learned recently that the reason the US Forest Service sent resources into Falls Creek during the 416 Fire was a drive through the entire neighborhood that showed a great amount of mitigation at home after home so that firefighters would be safe fighting the fire here. Your work paid off then and will continue to do so as long as we remain active in fire mitigation and home hardening work!

Horses

No report.

Lake

Spring Lake Cleanup TBD.

The lake committee is introducing "Shared boat spaces" to watercraft storage areas. The shared boat spaces are in a designated area and the watercrafts are also clearly marked "Shared". There are 6 Shared Paddleboard Spaces and 8 shared Kayak spaces. Last year we had 23 boats sitting at the lake without a storage space. Please only bring watercraft to the lake if you intend to use it frequently and limit the number of boats you bring to the lake. If you would like to keep your boat at the lake we are requesting a small donation of 25-50 per boat. This donation is to keep the storage spaces in good working order and for extra budget money to keep our lake beautiful. (Please make checks out to FCR in an envelope and leave in the Jaeger mailbox tube in the memo please write "Lake boat storage". Happy to receive cash also but please clearly write your name and what the cash is for.).

At the moment we have plenty of shared canoes and kayaks. If people are interested in helping maintain and/or add to our shared boat collection specifically paddleboards we have interest in a collective purchase of 1-4 slightly used paddleboards but would need a separate donation. Please reach out to Rebecca Jaeger if you are interested in contributing. Again a check or cash is fine marked clearly for sharing donations. If you would like to donate your watercraft or help repair some of the broken kayaks we would love your help!

We would not like at this time to build more storage spaces but instead to share boats. This will take grace and a community effort on all our parts. We hope this works out and makes our lake more accessible for everyone.

Another reminder: The "oar section" is only for sharing oars. If you have an expensive oar or are attached to your oar please bring it home with you. There were a few oars that were misplaced last year. We ask everyone to respect our shared property and do our best to keep everything in better shape than when we found it.

If anyone is interested in building a shared canoe oar rack or a kid kayak space (we have about 6 small kid kayaks (2-3 will be marked clearly for sharing) to keep things better organized please reach out to Rebecca.

Before you bring your boat to the lake this year please also rewrite your name on your boat sticker. If you can also email me your name and what number is on your sticker there are some boats that have been issued stickers without being registered on our spreadsheet. (three of the kayaks in the shared spaces are river kayaks and seem to have no owner- if these are your boats please reach out to me). If you need a sticker, also reach out to Rebecca with a description of your boat and full name.

A big thanks to Kent Norgren, this winter he built us two fishing line disposal bins to keep the birds and fish safe from tangles. We will install it soon.

Also a huge thanks to Christina Demitro for the gorgeous new signs at the lake.

Luke Jaeger is rebuilding our aerators. They are currently out of service.

If you would like to join the lake committee or add value in any way to our beautiful community Lake feel free to reach out.

Rebecca Jaeger 941-812-4864 or summers.rc@gmail.com

Usual reminders: We request that you notify Rebecca (summers.rc@gmail.com) if you plan to have a gathering of more than eight people at the lake. We will then send out an email notifying neighbors in an attempt to avoid overcrowding on the beaches.

There is no fishing on the swimming platforms or on beaches. Please remind your guests of this when visiting.

The sunny beach is our designated "No dog beach". When there are people sunning and enjoying themselves, please find another space to play with your pups.

Again: The watercraft that are available for everybody's use are marked as sharing and are now in a specific space clearly marked on the racks. Please do not use watercraft belonging to other families without their prior consent.

There is a bathroom in the north east corner of the shop.

Roads

Geary continues to patch small holes on Main. We are making plans for the contractor to return prior to summer in order to make larger repairs under the warranty. We will be addressing potholes in the side roads shortly. A bit of wet weather would make that effort most effective. Let it rain!!!

The steel post on the west gate is loose and needs to be made more secure.

Joe Scarpino has received bids for the motorized gate and installation. Justin Poehnelt and Clinton Keith have offered to put together the “brains” of the gate using modern enterprise hardware and software without a monthly subscription cost.

Utilities

Water usage/loss in the lower system continues to climb, even with the efforts of the Horse Owners to control usage at the known leak in the Corral waterline. Current usage/loss is now comparable to midsummer when we have a high population here. We are also aware of a leak in the ranch mains on Sunrise Lane which we are investigating and will be repairing. Our plan is to repair the known leaks that we have and then perform a systemwide leak detection survey using an outside service. There are adequate funds in the Water Capital Reserve to fund these projects. Given the severe drought and lack of snowfall we will need to be careful with water use this year. We also authorized our ORC, Tom Riley, to proceed with PFAS testing this Spring and Fall as required by the State.

Also, we are asking the Board to approve resident Tom Allen, PE as the new Chair of the Utilities Committee. Tom is a licensed PE in Colorado and has years of experience in utilities and construction, as well as a Masters degree in Engineering. He has been a member of the UC and has contributed on several projects. All other UC members will continue to serve.

Welcome

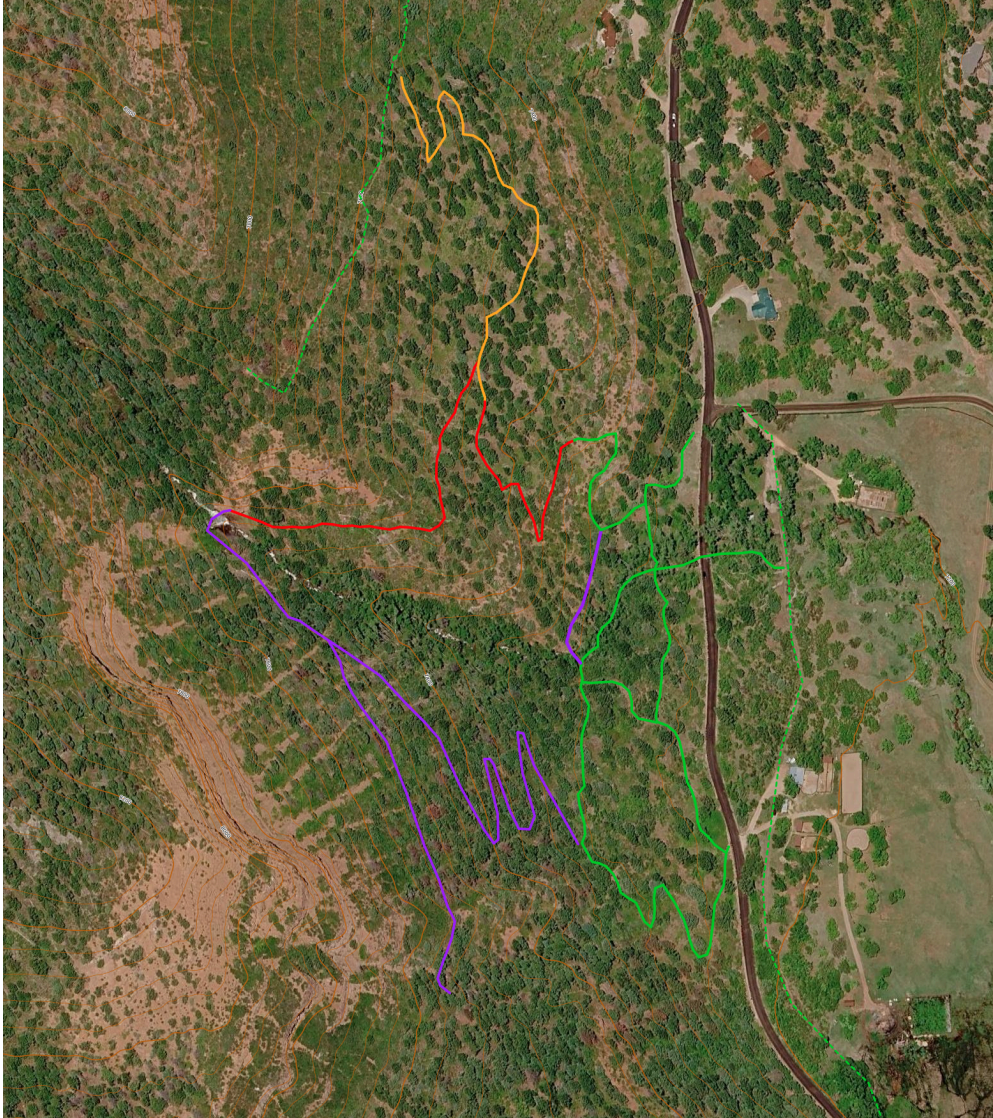
No Report.

Ranch Manager

No report.

Old Business

- Trail projects are still scoped/marked for the area across from stables, contact Justin Poehnelt with feedback. green=existing, orange=partial, red=approved, purple=planned/marked



Still accepting feedback from residents.

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New Business

- Utilities water leaks - south system nearing 40% loss (includes after meter at Corrals)
 - Two known leaks, corral (past meter) and Sunrise Ln (before meter).

- Three leak detection companies have been contacted. Some proposals have been received, trying to minimize cost.
 - Mark Smith: The corral line should be completely replaced given the previous inspection of the line.
- Utilities new chair: Tom Allen
 - *Tom Allen was approved as the new utilities chair.*
- Firewise new chair: Chris Heine
 - *Chris Heine was approved as the new chair.*
- Common property co-chair: Chris Heine, Mark Smith as the other co-chair
 - *Chris Heine was approved as the new co-chair.*
- Consideration of deposits for road repair and snow removal into the next fiscal year.
 - The new blade on the Kubota has been effective for road repair.
 - Only a single day of snow removal by the contractor this winter.
 - *No action taken, Geary and Mark Smith will continue fixing road issues using the Kubota. Mark Smith will follow up with a proposal.*
- Voluntary fee for shared boats and spaces. Removal/sale of old shared boats that are not claimed. Rebecca Summers will plan further and share with residents. *No action taken.*
- Pamela Flowers: Assess the current payroll provider and consider alternatives. *No action taken, Pamela needs to dig deeper.*
- Pamela Flowers: Treasurer support and tools - how to reduce toil. Considering use of Buildium for bill pay.
- Justin Poehnelt: Plan to move cameras from mailbox to gate. Purchase of miscellaneous networking gear to create a more reliable system and support internet requirement at gate. Estimated at approximately \$1500 which includes a license plate reader (local only, no cloud, 100% controlled by FCR), network router, network cabinet, network switch, and additional ethernet cables.
 - *The Board approved this project and expense.*
- Justin Poehnelt: Trail projects that realign existing trails for erosion, property issues, etc within an existing trail corridor. Projects at the end of Ponderosa and the gullied section in the Valley Fire burn area, both are flagged with pink pin flags with QR code to provide feedback. *No action taken.*
- Justin Poehnelt: Adoption of Substack for newsletter, allowing multiple contributors such as Committee Chairs, can further create sub-newsletters, e.g. Lake, Trails. This is for public information and non-critical announcements. Adoption of Slack for community chat platform. Join the [FCR Slack](#) *No action taken.*

- Justin Poehnelt: Spring dumpster rental? Contact board@fallscreekranch.org if interested. *No action taken.*
- Discussion around records and processes. *No action taken.*

Executive Session

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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
- Join the [FCR Slack](#)
- Justin Poehnelt is putting together the spring newsletter, contact him with any content to share or if you want to be a contributor and help write it (using Substack)!
- If you are interested in sharing a boom lift rental for trimming trees on your lot, contact Justin Poehnelt.
- Committee budget planning - will send an email to committee-chairs@fallscreekranch.org

Adjournment