

# Falls Creek Ranch Board Meeting

**Status:** Approved **Date:** Sep 25, 2025 5:30 PM MDT **Location:** Fettinger Residence and 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, Teresa Rushton, Pamela Flowers, Justin Poehnelt
- **Guests:** David McCament, James Grizzard

## Approval/Changes to the Agenda

- None

## Conflicts of Interest

- None

## Open Period Comments

## Approval of Previous Minutes

- Board Meeting *Pamela Flowers motioned to approve, Pat Fettinger seconded. Motion approved.*

## Treasurer's Report

Capital	\$100,016	Bank of San Juans
---------	-----------	-------------------

	\$121,208	Bank of San Juans - Water Reserve
Operating	\$101,652	Bank of San Juans
Grant	\$1,000	Bank of San Juans
<b>Total Cash</b>	<b>\$323,876</b>	

As of 9-19-25 we have only 3 outstanding assessments ~~6 outstanding assessments, and 4 of them have assured me that their payment will be arriving this week.~~ Two have not replied to my texts. I will contact them again and try to work out payment before pursuing any late fees, which, according to the governing documents, should be imposed on Sept. 30th at the current rate of 8% of the outstanding balance.

We have currently spent approximately \$6,000 on renovations for the farm house, and I believe Joe said that he has about \$8,000 more coming in shortly. Work is on-going with a total expected to be \$18-20,000 at completion. This was not in the current budget. We have also pre-paid the road snow removal and maintenance contracts for 2025-26. The total was \$27,000 and will be expensed as the work is completed.

Action Item Completed: Teresa and I went to the Bank of the San Juans last week and are officially check signers for the HOA. Robin and Paulette have been removed as signers on the accounts. Robin will continue to keep the physical checks in her possession. Physical checks should only be used in rare instances, as it takes much more time and effort than having the bank generate a check.

I would also like to suggest that we open business visa accounts for Mark, Geary, and possibly Teresa, with Bank of the San Juans. Mark has mentioned that he would approve of using BSJ instead of our current credit card account with Vectra. I think it is in our best interest to try and consolidate some of the different companies/banks that we do business with. We already use 3 different institutions just for basic accounting functions (which is a lot!) I have a list of the documents needed to pursue this endeavor, and I just need to contact Mikaela at SJB to get the process started. If the Board agrees, I will be in touch with Mark and Geary to get the cards set-up once we are approved.

Robin Lucie is working to close the prior fiscal year.

*Justin Poehnelt motioned to approve the treasurer's report, Teresa Rushton seconded the motion. The motion was approved.*

# Committee Reports

## **Common Property**

Mitigation work below Oakcrest is done for the season. We will be burning piles of brush there after we have a significant snowfall.

## **Community Garden**

If you are interested in having a plot next season, contact Kate Reynolds or Teresa Rushton. We are preparing to have two work days, details pending:

- October 5th (AM)
- October 9th (PM)

It has been another interesting year in vegetable gardening. Some things thrived while others struggled that typically do very well in our microclimate near meadows and Falls Creek. We were given a large amount of mulch from Joe and Ran Willman. We are thankful for their generosity!

## **Architecture**

We currently have 9 open projects.

## **Bees and Chickens**

The Chicken and Bee Committee held its most recent meeting on September 2nd. During the meeting, we worked to refine communications between members for both chickens and bees. We also discussed potential future improvements to the chicken run and coops.

## **Dam**

No report.

## **Emergency Response**

Our Emergency Response Team currently consists of Doug McCarthy, Amanda Singh, Alison and Frank Fleming, Shay Erbe, Mitch Tobin, Terri Greiner, Joe Scarpino, Jen Salstrom, Ted

Hermeson ( Durango Fire Department Member-High Meadows Resident), John Henning, Tammy Sloan, Geary Baxter, Kimberly Cunningham and Jim Grizzard.

We encourage all our members to maintain First Aid, CPR, AED certification and as I understand all of our members are presently certified as such. One or two of our members are planning their recertification in the near future. (Last month I paid \$350 to STAT Medical Training to recertify 5 of our members. CPR, AED, First Aid Certification is valid for 24 months.)

We have adequate emergency medical kits and our AED batteries have relatively recently been replaced. I will provide you with an annual cost estimate to maintain our 3 AEDs on FCR within 10 days. As well, we will provide the details of our FCR Emergency Response Team alert system for your review and publication to all FCR residents.

## **Entrance Gardens**

All progress is pending hands-on recruitment. We may have Columbine come and prepare the gardens for winter before the weather changes too much.

## **FireWise**

This past month has been busy working on three grants. We completed the Home Hardening Grant from National Fire Protection Association to place gravel in a 5-foot apron around wood-sided homes, and to use 1/8 th inch wire screen to keep embers out of vents and out from under wood decks.

We continue to work in our northeast area below Oakcrest Dr., creating a wide fuel break and thinning the forest along our boundary with the San Juan National Forest. We are piling the slash to burn when there is enough snow on the ground and will coordinate with the USFS burn days.

The southwest site, across from the stables, is nearing completion. We are applying for a new fuels reduction grant to expand our work there north to the steep hill and south to our entrance. This will provide us with extra protection to the west with shaded fuel breaks and thinning along the road. We continue to work to eliminate the regrowth of the oak brush and will plant native grasses and wildflowers to help re-vegetate this area. This grant will also treat a steep area north and east of Meadow Ridge. We are applying for a Capacity Building grant to purchase a new mower for our tractor that mounts to the side and can be

raised and lowered along roads, trails, and under trees. Will run fast to cut the meadow mowing time in half! We will have more workdays now that the fire restrictions are off and the weather is cooler. Watch for project notifications and join us for lunch afterward!

## **Horses**

No report.

## **Lake**

No report.

## **Roads**

Main was repaired and resurfaced in critical areas earlier this month. We will be doing work on barrow ditches and potholes in October.

## **Utilities**

Our committee met this month to review various ongoing projects. The new well drilled last month will be pump tested soon to determine flow capacity and then water quality testing will begin. Five water meters were replaced this month. All meters are now operating as expected. Our Operator has completed our fire hydrant inspections, flushing and pressure testing. This will now be done annually. That report has been provided to Durango Fire Protection District and our Firewise Ambassador. We are awaiting cost estimates for the recommended water tank repairs. We are also awaiting cost estimates for the water line replacement at the horse stables. We hope to have that project taken care of before winter. We have changed our SCADA system support vendor (from a front-range vendor to a local vendor). We will begin development of a 5-year capital plan once we have our final capital fund balance available.

## **Welcome**

The FCR newspaper tubes have recently been relabeled and updated.

## **Ranch Manager**

No Report.

## Old Business

- Automatic Gates - Information and vote - *Deferred depending on future work by Board and residents.*
  - Formal email vote, Justin Poehnelt and Teresa Rushton will investigate timing and mechanisms.
  - *Pat Fettinger and Joe Scarpino will collect information to share with residents.*
- Justin Poehnelt: Trail proposal for area west of main and the stables.
  - ☰ Waterfall Trails
    - Justin shared that the new trails have been marked for 3-4 weeks and no feedback has been received.
    - Work is not planned to begin until November 2025.
    - *Pat Fettinger motioned to approve the trail project, Pamela Flowers seconded. The motion has been approved.*
- James Grizzard: Electric Fence at orchard - *Deferred until future research is complete and shared with the Board.*
- James Grizzard: Electric lake pump - *Deferred until future research is complete and shared with the Board.*
- Welcome committee logo designs - *Pending meeting with Bridget & Elaine in October*
- Pamela could use help with HOA Assessment collection calls. Robin Lucie is helping with phone calls.
  - *Justin will help with reply to email in Buildium*

## New Business

- Teresa Rushton would like to have the Emergency Response Team become a committee with a budget (to be determined) to cover the cost of training and equipment upkeep that keeps us all safer. This includes First Aid, CPR, and AED certification fees and AED battery replacement at regular intervals.
  - *Pamela Flowers motioned to establish an Emergency Response committee with a budget, Pat Fettinger seconded the motion. The motion was approved.*
- Request from FCR resident to have a guest with a horse and buggy to come ride our roads for an hour or so with the resident. *Teresa Rushton will look into waivers.*
- Updating website
  - Justin Poehnelt made changes this week.
    - Updated the website to a modern static site framework (AstroJS).

- I still need committee membership/chairs.
- I do not have all original documents that have been requested to be modified, only the PDF version which cannot always be edited.
  - *Teresa Rushton will update committee lists. Justin Poehnelt will add additional email aliases for each committee.*
- Karen Yates has consistently been bothered by a loud and fast motorcycle going up Main past the horse barn area. If anyone knows who is doing this, please advise the board. *The Board will send announcements to remind residents about covenants.*
- Survey of what is important to FCR HOA residents? *The Board will consider sending a survey in the future to residents.*
- Would the Utility Committee be interested in giving a tour of our water works?

## Executive Session

## Announcements

- If you would like to reserve the tennis court, please text Scott Silveira at: 760-420-7739
- Paulette is still interested in organizing a pine cone sale. If anyone is interested in participating, let her know.
- Paulette Church would like to be contacted if you are interested in helping with a project involving gathering, bagging, and selling pinecones, perhaps in conjunction with the Christmas tree harvest. A fun kids opportunity
- Minimize things that will attract bears around your home. Hibernation will put more pressure on them to find food. Durango CPW will respond to messages. Contact CPW for bear issues at: <https://cpw.state.co.us/contact-us> and 970-247-0855.
- As a reminder motorcycles are not allowed on Falls Creek Ranch roads.
- See <https://fallscreekranch.org/residents/calendar> for future Board Meetings

## Adjournment

Justin Poehnelt motioned to adjourn, Pat Fettinger seconded the motion. The next meeting will be October 23, 2025 at 5:30pm.