

# Falls Creek Ranch Annual Meeting

- **Date:** July 12, 2025
- **Attendance:** 76, 21 by proxy and 55 actual in attendance

## Introductions and Recognition

Paulette Church introduced new residents. 9 properties changed since the annual meeting 2024. Paulette Church introduced board members.

No proposed changes to the agenda. Deputy sheriff after meeting to discuss trespassing. The agenda is approved as presented.

State of the ranch presented by Paulette Church.

Robin Lucie recognized Pauette for her service.

Paulette recognized volunteers for their work.

Steve Allen provided background on the first plat of Falls Creek Ranch. Other residents provided more information on historic use of the land. Information shared about a new ad-hoc committee to work on preserving land around Falls Creek Ranch.

Approval of minutes for the 2024 Annual Meeting. A resident motioned to approve, another seconded. No objections, minutes approved.

Recognition of outgoing board members, Charlie Simons and Robin Lucie.

## Election of new board members.

1 year vacancy. Joe Scarpino nominated Pat Fettinger. No other nominations. Unanimous vote approved nominated board members.

3 year vacancies. Mark Smith nominates Theresa Rushton. Robin Lucie nominates Pamela Flowers. No other nominations. Unanimous vote approved nominated board members.

## Committee Reports and Open Discussion

Robin Lucie covered rules for lake use and parking tags. The committee is open to ideas and suggestions for managing space for watercraft. Contact committee for boat stickers.

Mark Smith discussed issues regarding trespassing. Please help this issue by using a hang tag and placing resident stickers on your car windshield. Mark presented the option for an electronically controlled gate. The majority of residents clapped in response. An electronic gate requires a 2/3rds vote by residents. Bobbie Baird requested a townhall to pursue this issue. More information needs to be shared prior to a vote. Joe Scarpino has researched this issue as part of the current gate construction. Trespassing stickers will be attached to cars going forward that do not have a hang tag or resident sticker. The welcome committee can provide hang tags and resident car stickers. Straw poll for making gates automatic: 71 lots represented. Unanimous vote in favor of pursuing further action.

Joe Scarpino asked about liability for lake users. Paulette Church reiterated the need to protect property rights. Adequate signage helps protect us from lawsuits.

Jonnie Greiner beautification committee could use some additional gardeners for the entrance gardens. Contact Jonni Greiner to volunteer.

Bobbie Baird wanted to recognize the work down for the trails on Falls Creek Ranch.

Jim Grizzard presented information about the emergency response team and requested volunteers to help respond to medical emergencies. Nancy Henry reiterated the importance of the emergency response team and that a neighbor on the team arrived before the first responders.

Jim Grizzard discussed the difficulties with pocket gophers and stated commitment to natural remedies for the orchard. Many trees have been replaced. The presence of a dog helps deter the gophers. The orchard committee is open to new volunteers.

Barry Bryant presented a near miss on a high pressure water line that would have negatively affected the water system. Paulette recognized Barry and Peter Sangas for their work on the new water meter system which allows daily monitoring, remote data collection, and the ability to identify leaks.

Steve Allen requested residents to slow down when passing residents volunteering to work on the ranch. Tanya Howell reiterated that the speed limits are 15 mph on side roads. Speeding on the roads is dangerous and brings dust into homes.

Steve recognized volunteers for addressing weeds on the ranch. Jim Grizzard presented some weed species and how to remove them. Jonnie Greiner shared that cutting the blossoms and seeds can be effective. Steve Autry presented the work on weeding and requested volunteers to assist in the mornings. It's important to address weeds on private lots so that they do not spread.

Tanya Howell noted dumping of pine needles on common property across from her home.

Bobbie Baird inquired about chip sealing additional roads. Joe Scarpino and the road committee is the primary contact to start these discussions. Robin Lucie provided the financial state of the road bonds and noted their expense.

Mark Smith shared his appreciation for community and membership in the neighborhood. Falls Creek Ranch presents a unique opportunity for this and wanted to acknowledge the neighborhood.

Pamela Flowers inquired about the chipping schedule. Paulette Church stated the crew does chipping when not doing other mitigation work. The USFS has done mitigation work surrounding Falls Creek Ranch and will burn piles after two years. A question was asked about the curtain burner. Paulette Church stated that Colorado State permit approval is still in progress but assigned to an engineer. The curtain burner helps mitigate smoke from burning. Four roll-off containers containing pine needles were taken to Table to Farm. Paulette reiterated that not all pine needles need to be removed and to focus on only the first few feet.

Dough McCarthy inquired about the electric fence at the horse pastures. Karen Yates stated the fence is not actually on except for when new horses are added. Doug still wanted to have further discussion about the risk relating to the electric fence. Paulette Church stated that there is no evidence that the electrified fences start fires. Karen stated that the electric equipment can be removed with just the tape remaining.

Jim Grizzard recognized Chris Heine for his work relating to the water wells and utilities.

Bobbie Baird stated that the bears are smart and attracted to many sources such as bird feed, humming birds feeders, etc. Paulette Church identified a trouble bear attempting to get in a garage. Tanya stated that residents should not feed wildlife.

Chris Heine shared success around preventive work relating to beetles and trees.

## Treasurer's Report and 2025-2026 Budget

Robin Lucie presented the budget as shared in the annual packet distributed to residents. Jonni Greiner moved to motion for the vote, Clyde Church seconded. The budget passed.

## Old Business

Recognition of Bill Chambers for his work.

## New Business

Paulette Church presented on Colorado legislation that requires disclosure to homeowners by insurance companies prior to dropping coverage. Wildfire Adapted can help residents evaluate mitigation work as required by insurance companies.

## Announcements

Rebecca Yaeger and Robin Lucie are new lake committee chairs.

## Next Annual Meeting

July 11th, 2026

No objections, the annual meeting is adjourned.