Proposal for Installation of an Automatic Entrance Gate

Enhancing Ranch Security and Addressing Trespassing

Proposal

This is a formal proposal for the members of the Falls Creek Ranch Association to authorize the Board of Directors to proceed with the installation of an automatic, electronically controlled gate system at the main entrance to the Ranch.

- A **YES vote** on this proposal authorizes the Board of Directors to proceed with the installation of the automatic gate system.
- A **NO vote** on this proposal directs the Board of Directors to cease further action on this project.

Important: The proposal requires a super-majority of lots, 67 “Yes” votes, to pass. Not voting is equivalent to voting “No”.

Background

The proposal to install an automatic gate stems from ongoing community concerns about trespassing, which have been a central topic of discussion for several years. This issue was most recently highlighted at the Annual Meeting on July 12, 2025, where the gate was presented as a direct solution to the problem. The idea received strong initial support, culminating in a straw poll of the 71 lots represented, which resulted in a unanimous vote in favor of pursuing further action.

Per Covenant 26, any improvement that changes the character of the Common Property requires approval from two-thirds of the membership. Therefore, the gate installation must be put to a formal vote and can only proceed if this two-thirds supermajority is achieved.

Details

Falls Creek Ranch has a two-gate setup, and each will be motorized and operate independently. This will allow for entry and exit for residents and authorized users.

1. Each gate operates with its own motor. This ensures that the gates can function autonomously and enhance reliability.
2. Gate operators work by using a motor to move a gate, driven by signals from a controller. The control board receives the signal and tells the motor to either open, close, or stop the gate. Each gate is engineered to open to a full 90 degrees in approximately 8 to 12 seconds.
3. Safety features are installed to prevent damage or injury.
    3.1. Obstruction sensors: These stop and reverse the gate if an object is detected in its path, preventing damage or injury.
    3.2. Loop detectors: These are sensors placed in the ground near the exit gate to detect the presence of a vehicle that will trigger the gate to open and close.
    3.3. Automatic timer: The gate can be set to close automatically after a certain delay.
    3.4. Battery backup: Allows the gate to continue to operate during a power failure.
    3.5. Manual release: A simple, mechanical lever system that allows you to manually open or close the gate if needed.
4. The gates can be activated through these primary methods:
    4.1. RFID Tag System (radio frequency): Residents will attach an RFID tag to their vehicle's windshield. When the vehicle approaches the gate, the RFID reader detects the tag, triggering the gate to open automatically.
    4.2. Keypad Access: For those without an RFID tag, a keypad is located at the entrance gate. Users can enter a designated code to gain access, ensuring that only authorized individuals can enter the property. Access codes will be allocated to each residence.

4.3. The exit gate is designed to automatically open as a vehicle approaches.

4.4. Fail-safe: In the event of a power failure or battery depletion, operators can be set to "fail-safe" mode, which automatically opens the gate. This prevents first responders from being delayed by a system that has lost power.

5. Emergency Access: Gate operators work for police, 911, and fire departments by integrating with emergency access devices that override the standard security system. This allows first responders to enter a property quickly during an emergency without needing a code, remote, or key.

6. Services: Trash pickup, Amazon, UPS, FedEx, Post office, and other essential services will be supplied with authorized codes for entrance.

These gate operators will function in all seasons. In the event of a significant snowfall, FCR can elect to maintain these gates in an open position.

FAQs

How much will the automatic gate cost?

The automatic gate will cost between $5,000 and $20,000 depending on the specific equipment selection and the amount of volunteer labor provided to install the system.

How will the gate be funded?

The Colorado CCIOA and FCR Bylaws grant the Board authority to make adjustments to the budget. The Board's duty to act is governed by Section 11.7 "Standard of Care" of the FCR Bylaws, which mandates that "officers and Directors are required to exercise ordinary and reasonable care".

1. Colorado § 38-33.3-302(1)(b): The state law grants the association, acting through its Board, the power to "adopt and amend budgets for revenues, expenditures, and reserves".
2. FCR Bylaws: Section 2.2(b) explicitly grants the Board the power to "Adopt and amend budgets for revenues, expenditures and reserves".

3. FCR Accounting, Budgeting and Financial Reporting Policies “recognizes that budgeted line items may need to be adjusted during the year within committees or the total budget to accommodate unexpected expenses. Such adjustments are to be approved by the Board.”

Will each lot/home have one vote, or two, if married or partner has joint ownership of the lot/home?

Each lot will have a single vote. There are 100 lots and therefore 100 votes total. A supermajority is 67 votes.

Will there be cameras at the entrance gate?

Cameras have been approved and are installed at our mailboxes. Additional cameras are being considered at or near our entrance.

How will automated gates affect our property values?

Real estate professionals have noted that automated gates will increase property values.