

FALLS CREEK RANCH – BOARD MEETING MINUTES
for WEDNESDAY, June 26, 2024

Call to Order and Roll Call – Paulette Church (President), Mark Smith (Vice President), Robin Lucie (Treasurer), James Trammell (Secretary), and Charlie Simons (At-Large) members present.

Residents Present – Mary Ann and Barry Bryant, Molly Paterson, Kent Norgren, Gale Marinelli, Barbara Belanger, Nancy Henry

Approval/Changes to the Agenda – None

Board Member Survey for Conflicts of Interest with Agenda Items - None noted

Open Period Comments from Residents on Issues Not on the Agenda – Time limit 3 minutes per person – No remarks made

Approval of Previous Minutes – May 30, 2024, Board Meeting – Minutes were approved as edited via email.

Treasurer’s Report – Robin – Working on budget. FCR bank balances as of June 26 were \$71,767 in Operating, \$153,872 in Capital including the Vectra Bank CD, and \$1,000 in the Grant account for a total balance of \$226,640. Mark moved and Charlie seconded a motion to accept the Treasurer’s Report and the motion passed.

Annual Committee Reports have been distributed via E-mail

Old Business

- Announcement of votes to modify Covenant 21 by permitting bees and/or chicken within the orchard on Common Property – The vote was 71 in favor of chickens with 11 no votes and 18 not voting. The vote was 70 in favor of bee hives with 11 no votes and 17 not voting. The required 67 yes votes were met on both ballots and Covenant 21 will be changed. Every lot turned in only one vote or any duplicates were removed from the count. Each ballot is tied to an email that ties to lot numbers. Some residents forwarded their ballot to others who had not voted and those duplicates were not included in the count.
 - Some residents questioned providing a list of those who hadn’t voted during the election because an advocate texted them asking them to vote. They felt they were encouraged to vote a certain way during the vote. They believed the vote to be flawed by providing that information when requested. Paulette explained that when a person sends in a ballot that is not counted for any reason, to the County Clerk lets the voter know so they can “cure” their ballot by correcting the problem with their ballot. In our case, we did not know who cast a forwarded ballot so we could not notify voters directly since their ballot has someone else’s email address on it. Having non-voters contacted and those who sent in a forwarded ballot is the practice we have used on Covenant votes in the past. The Board is taking this objection under advisement for future elections.
 - One resident challenged the Board for appearing to support these two proposals and the Board should be neutral. It was pointed out that it took 9 months to finalize the proposal before it was approved by the Board and sent to the lot owners for a town hall and vote.

- o There were objections to having non-voters contacted with a lobbying effect was brought up. A neutral notification that the voting was closing soon from the Board to non-voters and the Ranch as a whole was acceptable to those on the call.
 - o The Board agreed to review the full voting process before the next election.
- 2024-25 Budget Discussion and vote – Robin – The Board is still working on the Budget in certain areas and there will be a presentation of expenses for this year with the Budget at the Annual Meeting.
- Update on entrance structure – Mark – Trees are down to be used per the approved drawing. Will be removing the bark and will be ready to construct it within a few weeks. Cost is below budget to date.
- Update on two proposed boundary changes to provide space for service roads onto Common Property – Mark – The County system moved slowly but we are near the end of the project. All signatures have been gathered and they are moving ahead on our requests.

New Business

- Nominations of new Board Member candidates – Paulette – No nominations have been received and members are encouraged to contact Board members to discuss the time and tasks and apply in advance if possible. A reminder has been sent.

Announcements

- Paper lawn bags are in the entryway of Church's home, 400 Oakcrest Dr. Please start with 15 as they are difficult to find at affordable rates this year.
- Firewise workday, Saturday 8 to noon, June 29th with potluck BBQ lunch.
- Annual Meeting – Saturday, July 13, Picnic Grounds – 8:30 check in - 9 meeting

Calendar of Required Board Actions:

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| ● Continue preparations for Annual Meeting in July | Secretary |
| ● Schedule transition Board after Annual Meeting | President |

Adjournment –

- **Next meeting tentatively scheduled via Zoom for July 25, 2024, at 7 pm.**