

2013 Property Management Committee Report

PMC Membership – Steve Boone, Odin Christensen, Keith Payden, Philip Walters

This group has met formally on a number of occasions throughout the year but has also made extensive use of email communication to coordinate and direct activities.

Snow Removal

2012/2013 was another year with relatively light snowfall and few large storms. However our snow removal expenses were a bit above budget reflecting the commitment to keep Road G3 open on the same schedule as Road 46. Even in the small canyon there is a wide disparity in snowfall from north to south. Even with marginal snowfalls in the south portions of the canyon we have often been met with significant removal issues in the north as well as on G3.

Road Repair & Maintenance

Our approach this year was to forgo anything but mandatory maintenance on the road. We did this because we felt that any money spent on Road 46 could be washed out (literally) with rains. Unfortunately this has been the case with rains in late July causing yet another wave (no pun intended) of damage. As a result we have had to do more reparation work including three additional culverts, and bar ditch reparation.

We will continue with our approach to minimally maintain the roads until we are convinced that we have minimal risk of major rain/flood damage. We will have to address issues with G3 maintenance and improvement issues in 2013/2014.

The extensive survey done last year of the entire road system will have to be revised in light of the recent issues. The survey included specific mileage charting with both long and short term projects identified and costs estimated on a project by project basis. An initial project prioritization has also been done. At the time of the survey the results indicated a focus on Road G3. This report was done both to help inform the Board with respect to Road Reserve funding and to help provide some continuity in implementation for future PMC's. This report when revised and reviewed by both the Board and PMC and will be made available to the members when finalized.

Weed Control

Again this year weed control is again being done by two parties. The upper part of the canyon was done for the second year by Premier Weed Control and the lower canyon is being done through the volunteer efforts of Odin and Phyllis Christensen. Premier was selected again in the based on the effectiveness of their work in 2012. We should all again extend a tremendous thank you to Odie and Phyllis for their efforts.

We attempted to lower the budget due to other major issues as noted but with the runoff due to the fire we have experienced an 'explosion' of weeds. We are hopeful that we may get additional monies from Montezuma County Weed Control. If that happens we will step up our commitment to this effort for this year.

Fire Mitigation

I will defer to other to expand on this issue. There has been a post-fire refocus in this area with new participation and work.

Grazing Lease

We decided to bring in cattle this year and with them brought a few adjustment issues. Thirty eight (38) pair were delivered in mid-June and will be leaving the second week of August. The rancher has been very diligent in monitoring and moving the cattle and most of the feedback has been very positive. The absence of the dogs associated with the sheep and goats has been welcomed by many. Appropriate documents have been filed with the county for tax purposes with the Assessor's office.