

2015 Property Management Committee Report

PMC Members: Steve Boone, Odin Chistensen, Keith Payden, Phil Walters, Ken Surabian

Snow Removal

Winter 2014/2015 was another relatively light snow year. While the roads were always maintained in a safe and passable state, coordination was maintained between the canyon snow monitors, also known as the 'snow queens', and Cecil to ensure judicious use of funding in keeping the roads safe.

Road Repair and Maintenance

As has been the case since the 2012 Weber Fire, drainage improvement projects have been a vital concern of the PMC. As discussed at last year's meeting, the 3 phase ESR Drainage Improvement Plan, developed and dated 24 Feb 2014, and which is still available for viewing on the web page, provided the roadmap for this year's activities. While the bulk of the plan was completed prior to the 2014 meeting, further progress was made this year, and I am happy to say the plan has been mostly completed. I say 'mostly' because there is still tweaking to be done, as we have learned after each major rain and flow event, and there are still erosion control structures that any still be constructed by our volunteers. Nevertheless, we on the committee feel confident the canyon is much better prepared to face the water flow challenges presented by the fire, and we will continue to do whatever is necessary to minimize the flooding and hence, stem the heavy costs of road repairs.

Going forward this year we intend to proceed with the objectives of restoring both Road 46 and G3 to their previous excellent standards of function and appearance.

Weed Mitigation

As is the case each year, no report can begin without first acknowledging the contributions of Odin and Phyllis Christensen. Their volunteer work in the southern part of the canyon is extraordinary in its effectiveness, and of great benefit in its cost savings to the association. Odie and Phyllis, thank you for ALL you do on our behalf.

As was the case last year, and to a far greater degree this year, cheat grass proliferation is becoming the biggest challenge to our canyon. Efforts were made since last fall by numerous lot owners to address the issue by have Premier apply pre-emergent on their property. Unfortunately, the fall window closed unexpectedly, and the spring weather was too erratic to effectively apply the control. Going forward, the PMC will have to develop an effective strategy to attack the problem, as was done about 10 years

ago when ESR was faced with the same problem. We will be working with the new board, and perhaps our FireWise ambassadors, to develop both a plan of attack, as well as a funding plan for same.

And finally, one other challenge has begun to develop, one that needs to be aggressively nipped in the bud. Prairie Dogs have begun appearing in our part of the canyon. They've been spotted in the open meadows of lots 7, 9, 19, and 23. This is an issue we will have to be diligent in addressing, and that starts with all members reporting to the PMC any reported sightings in our part of the canyon. So, please be observant while walking or driving the roads and let us know if the critters are spotted.

Grazing Lease

As is our practice each year, the PMC discussed and debated the merits of bringing cattle or sheep/goats into the canyon for the annual graze. We've had cattle for several years now and had hoped to bring the sheep and goats in this year. However, there have been, and continue to be, issues with our sheep contractor, the most difficult one being a lack of communication. We understand issues will arise when herds are brought into close proximity of private homes, however, when these issues arise immediate communication between the POA and the herder is required to resolve them. That has not been the case lately with the sheep grazer, and as such, the commitment was again made this year to bring the responsible grazing partner into the canyon. As you know, Wayne Robb currently has 50 pair of cattle grazing, and will be here until mid to late August, and perhaps longer, as the grasses allow. We will continue to review our options going forward, and if the PMC becomes confident that another grazer can be effectively brought in, we will entertain that option for next year.

Submitted by Steve Boone, PMC Chair