

Submitted by Steve Boone, PMC Chair 2016 Property Management Committee Report

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

Snow Removal

Winter 2015/2016 was a relatively healthy snow season. While previous years have left the canyon starving for adequate moisture, the fall of 2015 brought early snow, which continued fairly consistently into the new year. The pattern changed somewhat leading into the spring, resulting in a series of minor snowfalls producing little accumulation.

Briefly, let me review our snow removal philosophy, primarily for the benefit of our new members but also as a refresher for us 'old-timers'.

Snow removal is not initiated until there has been at least 4-6 inches of accumulation. Early in the season before the road surface has frozen, we usually opt to 'drive down' the snow, rather than plowing it. When storms are in progress, priority is given to opening the roads to occupied homes. Then, when the storm ceases, all the rest of the roads are opened as soon as possible. Sometimes, when another storm is due within a few days, roads to unoccupied parcels may not be plowed until all storms have passed, unless it is known the owner needs access. This is done to keep from spending money needlessly on keeping a road plowed during a storm series that is not going to be used. PLEASE keep the "Snow Queen" (snow removal coordinator) informed of your plans if you are not a year round resident. Keep in mind we are not an urban municipality, so in winter the roads may be difficult at times for low clearance vehicles.

This past winter Philip Walters was the "Snow Queen" and he used a number of weather forecast tools to plan snow removal operations, and to keep users informed of approaching storms and plans. However, individual lot owners are responsible for making arrangements for their own driveways. The "Snow Queen" does not coordinate driveway clearing.

Road Repair and Maintenance

The past year was the first since the 2012 Weber Fire that our primary concern was not drainage improvement projects. With the 3 phase ESR Drainage Improvement Plan complete, notwithstanding continuous tweaking, our focus turned to restoring Roads 46 and G3 to their pre-fire conditions. While the primary surfaces were brought close to our previous standards, several 'Repairs to Capital Improvement' projects budgeted for in fiscal year 2015/2016 were not completed due to equipment failure issues incurred by Cecil Thurman, our 'road man'. These projects include repairs to parts of G3, both below the switchbacks as well as beyond, improving that stretch beyond the second switchback of G3 that continues south to the end of our development at lot 11. Two other areas also still requiring attention include improving 46 below the driveway loop at lot 34 down to the BLM gate, as well as cleaning up and adding needed gravel to the small spur projecting east off 46 just south of G3 that

provides access to lots 2 and 3. As I said, these projects have already been funded, and we expect to have them completed as soon as Cecil is up and running again.

Weed Mitigation

I must again, as in all previous years, begin this report by acknowledging the continued 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.

This year's efforts in weed mitigation proved far more effective than last year's. It started with an aggressive fall application of preemergent herbicide by Premier Weed and continued into the spring and summer with timely spot applications as well as broad roadside spraying. Clearly there were still broad areas of cheat grass evident in the canyon, much of which was attacked by individual owners through spraying and mowing, and areas of noxious weeds proliferation. Overall, however, the canyon entered the summer in much better shape than last year. Going forward, the PMC will continue to evaluate the effectiveness of our mitigation program and will continue to adjust as necessary to provide the most positive results.

Unfortunately, there were no Fire Mitigation projects submitted to the PMC this year for evaluation for association funding. Going forward, we will continue working with our FireWise Ambassadors, as well as the new board, in educating the members of the available funding program, hopefully resulting in some quality projects in the upcoming year.

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. It's been some time since we've had sheep and goats in the canyon. However, the ongoing issues with our sheep contractor continue, the most difficult one being a lack of communication. We had no luck contacting our sheep and goat contractor this year and again turned to Wayne Robb, our cattle man. The commitment was again made this year to bring 50-60 pair of mother/yearlings and 2-3 bulls in for grazing. The agreement, as in the past, was to bring them in early June and keep them here until mid to late August, conditions permitting. And while we had a very wet spring resulting in heavy grasses, the rains were mostly absent from June until late July. This dry period, together with the grazing cattle, challenged our meadows and they were unable to support the cattle beyond late July. Therefore, the decision was made to remove the herd early, and on the first of August they were trucked out. Going forward, the PMC will continue to work with the board in providing the most responsible grazing option for the association. If the PMC becomes confident that another grazer can be effectively brought in, we will entertain that option for next year.

Varmints

And finally, a challenge that arose last year has arisen again the summer, and it is still one that needs to be aggressively addressed. Prairie Dogs began appearing in our part of the canyon last summer, and

were spotted in the open meadows of lots 7, 9, 19, and 23. They've been absent this spring and summer, even in the north part of the canyon in parts of Elk Spring ranch where they normally proliferate. However, at least one active PD was spotted in the last week in the meadow of lot 23. While measures will be taken to eliminate this identified pest, it would be naïve to believe he is the only one south of our entry gate. This is an issue we will have to be diligent in addressing, lest they be allowed to multiply leading to the destruction of our meadows. That starts with all members reporting to the PMC any reported evidence or actual sightings in our part of the canyon. Appropriate measures will be taken, under the direction of the board. Please be observant while walking or driving the roads and let us know if they are spotted.

Submitted by Steve Boone, PMC Chair