

2009 Property Management Committee Report

Snow Removal

2008/2009 was the first year that we maintained all roads including G3 on a regular basis. There was a little learning curve but no real issues. The snow removal was heavy through January at which time we felt we were going to exceed the budget by a significant amount. The removal demands slowed significantly resulting in a 13% overage and next year's budget has been increased accordingly.

Road Repair & Maintenance

Again this year we are performing annual blading maintenance on the road. As part of this culverts are cleaned and bar ditches improved as necessary. Work this year is still in progress and includes work on G3 and Road 46. As in years past the work will not be completed by the close of the fiscal budget year. The money shown in the budget expenditures for 2008/2009 are those incurred for the previous year's budgeted work which was not completed until this fiscal year. We do not expect any surprises from a budgetary perspective on the work currently being done.

Weed Control

Again this year weed control is being done by two parties. The upper part of the canyon continues to be contracted to Tres Mesa Weed Control and the lower canyon is being done through the volunteer efforts of Odin and Phyllis Christensen. We should all extend a tremendous thank you to Odie and Phyllis for their efforts. We have been able to maintain our budget with increased effectiveness on the weed issue thanks to their efforts. Every year brings different challenges in this area based on a number of factors.

Fire Mitigation

Last year the Association was awarded a Community Wildfire Grant for matching funds for fire mitigation based on our submitted plan. The Board also approved additional match money for this effort. In effect for approved areas identified in our Master Plan a homeowner can perform approved work for twenty five cents on the dollar. This year we have had three owners take advantage of this program with completion of work on their lots. We have three more now in progress or committed to the work with an additional interested owner. Phillip Walters has been able to secure a year extension of the grant until September 2010. We will renew our efforts to encourage the rest of the owners identified in the plan to take advantage of the program funding to complete work on their properties.

Grazing Lease

We again contracted Johnny Tom to bring sheep and goats into the canyon and the appropriate documents were filed with the county. The animals have been here this spring and early summer and will return for a period this fall. We will seek advice before next season as to whether we should again consider cattle. Based on that advice and the feelings of the Board, we intend to continue the leasing program next year with either sheep/goats or cattle.

Other items

The PMC was asked to investigate the cost of repairing the cattle guard at our gate entrance. It is currently in disrepair. After examining estimated cost (approximately \$7500), which in effect was replacement of the guard, the Board decided to forgo any action at this time.

There is still an ongoing project to examine some beautification of the gate entrance to Elk Stream. When a plan is forwarded to the PMC it will be considered and forwarded to the Board for possible consideration. At this time no money has been budgeted for this project.