

2010 Property Management Committee Report

Snow Removal

2009/2010 was the second year that we maintained all roads including G3 on a regular basis. We had a snow year that the locals termed like the 'old days' and as such exceeded our budget by about \$3000 We have increased the budget for this next year and are hopeful that things will even out.

Road Repair & Maintenance

Again this year we performed the annual blading maintenance on the road. As part of this culverts are cleaned and bar ditches improved as necessary. We did this in the Spring as had been done in the past before the series of road lifts. We took the opportunity to do a bit more extensive work on some areas of deterioration. The money shown in this years expenditures significantly above budget are because of fiscal year billing anomalies and bills that were being held by Elk Springs for prior years work.

Weed Control

Again this year weed control is being done by two parties. The upper part of the canyon was contracted to a new vendor, Premier Weed Control and the lower canyon is being done through the volunteer efforts of Odin and Phyllis Christensen. The new vendor also does Elk Springs and at this point we are pleased with the work being done by them. 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

Two years ago 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. We had a number of owners take advantage of the grant money. Phillip Walters was able to secure a year extension of the grant until September 2010. We renewed 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 with some success. There is still a short window of opportunity.

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

A year ago the PMC was asked to investigate the cost of repairing the cattle guard at our gate entrance. After examining estimated cost (approximately \$7500), which in effect was replacement of the guard, the Board decided to forgo any action at this time. Since that time we have been advised that there is a less expensive approach to cleaning the guard out without replacing it which would cost less than \$1000 and the Board had approved this action. This has not yet been completed. We had some issues with the electric gate but with the volunteer expertise help and of Phil Walters they were addressed. A big thank you to Phil for his help.