

2011 Property Management Committee Report

Snow Removal

2010/2011 was an exceptional year with marginal snowfall and very seldom any large storms. As a result our snow removal expenses were less than a third of the previous year's expenditures. We have however maintained a significant budget to ensure no shortfall if next year is a normal one.

Road Repair & Maintenance

Again this year we performed the annual blading maintenance on the road. We did this in the spring to take advantage of natural moisture and decrease the cost by not having extensive water truck usage. As part of this culverts are cleaned and bar ditches improved as necessary. Starting late August we will do a bit more extensive work on some areas of deterioration and more extensive bar ditch work. This will include the section of the bar ditch just past the gate to G3.

Weed Control

Again this year weed control is 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. The new vendor appears to have learned the canyon and is being effective 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

Additional work was done by a few owners. We attempted to utilize as much of the remaining Community Wildfire Grant for matching funds for fire mitigation. That grant should expire this Fall.

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

None