

## **2012 Property Management Committee Report**

### **PMC Membership – Steve Boone, Odin Christensen, Keith Payden, Philip Walters**

This group has met formally on a number of occasions throughout the year but has also made extensive use of email communication to coordinate and direct activities.

### **Snow Removal**

2011/2012 was another year with marginal snowfall and few large storms. However our snow removal expenses were close to budget reflecting the commitment to keep Road G3 open on the same schedule as Road 46. The budget has been increased for next year. Every year brings new issues.

### **Road Repair & Maintenance**

We again this year 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 were cleaned and bar ditches improved as necessary. In addition gravel was applied where needed.

This year an extensive survey was done of the entire road system and a detailed report has been developed. The survey included specific mileage charting with both long and short term projects identified and costs estimated on a project by project basis. An initial project prioritization has also been done. At the time of the survey the results indicated a focus on Road G3. This report was done both to help inform the Board with respect to Road Reserve funding and to help provide some continuity in implementation for future PMC's. It was our hope that this report would be ready in final form for the Annual Meeting but critical issues with respect to the fire have caused a delay. This report has been initially reviewed by both the Board and PMC and will be made available to the members when finalized.

## **Weed Control**

Again this year weed control is again 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. Premier was selected again in the based on the effectiveness of their work in 2011. We should all again 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 and this year there have been a few. First the initial dry part of the season delayed some activity and now the fire has caused some pause in activity and attention to this effort. In spite of this the canyon is in excellent condition from a weed standpoint. It is our intention to re-focus o our current status and the rest of this season's efforts soon.

## **Fire Mitigation**

The grant was extended and we attempted to utilize as much of the remaining Community Wildfire Grant for matching funds for fire mitigation. Owners Feingold and Villano completed work that should qualify for matching funds. While this work is approved by CSFS the Association will make matching payments. This process has been somewhat delayed by the fire. I believe that the majority of the funds were in fact used.

## **Grazing Lease**

We decided to bring in cattle this year and with them brought a few adjustment issues. Forty eight (48) pair were delivered in mid June and evacuated at the fire's onset. Due to damage to the grazing environment and especially to traditional water supplies, grazing has been suspended for the remainder of this year. The PMC will evaluate and make a recommendation for next year sometime in the winter months. Appropriate documents have been filed with the county for tax purposes and a discussion has taken place with the Assessors office. We will be able to maintain our agricultural status for 2012. Based on these discussions, I

believe that we can maintain this status for 2013 even without grazing if we decide to do so while still in the reparation stage for the canyon.

### **Other items**

The fire has of course changed priorities and resulted in extensive expenditures on road reparation and protection. A separate report will expand on the issues involved from both activity and financial perspectives.