

PMC Meeting Minutes 15 NOV 16

The PMC met on November 15, 2016 at the home of the chairman, Steve Boone. Present in person were members Steve Boone, Odie Christensen, Ken Surabian, and Phil Walters. Also attending via phone conference were board members Steve Villano and Alan Scott. The following topics were discussed:

1. Grazing Lease: Open and frank discussion about the results of previous grazing seasons, including concerns expressed by one or more owners about the conduct of last year's grazing. Specifically, some members have expressed concerns the canyon has been overgrazed recently and want precautions put in place to prevent future overgrazing. While not all members agreed that the canyon had been recently overgrazed, the entire committee expressed an understanding of these concerns and pointed out several factors that may have contributed. These factors include recent drought, reduced available grazing acres, and a growing herd. It was resolved by the committee, in concurrence with board members present, that the chairman would start the process of engaging the NRCS to provide whatever assistance is available to the committee in conducting healthy and productive grazes in the future. The first priority each season will be to determine the proper size of the grazing herd, given the existing condition of the grasses and available acreage. Secondly, the PMC will strive to enlist the NRCS to periodically survey the canyon during the course of the grazing season to assist in determining if and when the grasses approach becoming overgrazed. We feel this approach will assist the PMC in managing healthy grazing and also help allay the concerns of all association members.

2. Snow Removal: The committee determined that the past practice approach to snow removal has proven very successful and will continue this winter. This policy is thoroughly explained in the Snow Removal document written by Phil Walters and attached to the PMC Annual Report submitted at this year's annual owners' meeting. Discussions were had concerning equipment issues still being experienced by Cecil Thurman. The chairman reported his latest conversation with Cecil indicated efforts are progressing to repair the road grader, but the purchase of a new grader by Cecil was the backup plan. Assurances were made by Cecil that the canyon would be well maintained throughout the winter. Follow up discussions are currently underway between the chairman and Cecil to ensure adequate successful snow removal capability.

3. Road repair and Maintenance: It was agreed by all that with the exception of a few minor projects, the road system of ESrR was officially back to acceptable and expected standards. Discussions were had regarding potential seeding of the borrow ditch running south down the west side of Road 46 to strengthen the soil and reduce erosion. This would be accomplished in the fall of 2017. It was proposed that the NRCS be consulted regarding optimal species mix. Finally, going forward the committee will resume a standard maintenance stance, while maintaining vigilance of any extraordinary needs.

4. Weed Mitigation: All agreed the condition of the canyon, re weeds, continues to provide great challenges. The lower central meadow (lots 27-30) was still recovering from the flood, then heavily grazed in 2014-2016, and is almost down to dirt. We are really fighting mustard family weeds as well as cheat grass in that stretch. There are a couple lots (22, 25) with troublesome

thistle infestation. The heavy proliferation of cheat along the edges and meadows of Road 46 have been mitigated somewhat, as has the thistle and mullein in that same stretch. However, the trouble spots noted above, along with thistle and mullein outbreaks further up G3, indicate we have much work to do.....We feel the Weed Mitigation budget is sufficient. However, we all agreed we need to work more closely and effectively with our weed contractor to achieve specific objectives.

5. Varmints: The chairman asked the members to continue to be vigilant for varmints in the canyon, especially prairie dogs. While there had been discovery of a few signs of their presence, no actual sightings were reported. Going into winter little activity is expected, but all must be vigilant beginning early spring.

Other topics of discussion included:

A. Wildfire Fuel Mitigation Reimbursement Program: A recent application by a property owner requesting reimbursement under this effort brought renewed attention to the program. The committee spoke briefly of the timing and mechanics of reviewing the Fuel Mitigation Priority List. It also discussed working with the FireWise volunteers to encourage that an informational outreach effort be made to the owners to make them aware of the potential fuel mitigation funding. Also, there was a brief discussion about establishing an annual reimbursement limit, but that was deemed unnecessary due to the fact the annual budget already creates a limiting level.

B. Discussions were made about the need to replace the entry Elk Stream Ranch sign and support structure. It was agreed by all present the new design required a more sturdy and durable design, one that would last longer and not create a hazard to vehicles and/or pedestrians utilizing the entry gate. Several suggestions were made regarding the preferred design, with two general concepts emerging. The first, all steel, probably pipe, two vertical supporting one horizontal, upon which the existing wooden 'Welcome to Elk Stream Ranch' sign would hang by chain or other suitable fastener. The second design would be structurally similar to the first, but with 3 logs banded about each vertical steel beam/pipe to provide a different aesthetic appearance. It was agreed drawings or renditions of the two concepts be created, and cost estimates be solicited and established. These two designs and their associated costs could then be disseminated to the membership via mass mailings from the board, or this committee, requesting feedback. It was also suggested, but not decided, putting the selection of design to a vote by the membership. More discussions will ensue prior to proceeding with membership involvement, but design concept work should begin as quickly as feasible.

C. The need to change the gate code was brought up and the committee was informed the process was a board function. Phil pointed out the process for changing the codes was submitted to the board a few months ago. Unless something occurs prior, this issue will be again discussed at the next committee meeting.

D. Finally, concerns were expressed regarding the increasing activity of unauthorized visitors to our part of the canyon, presumably by owners, and/or guests of owners, of ESPr. All present were advised to note unusual activity and inform the board if it is estimated or established the visitors are in fact originating from ESPr. It was not encouraged to confront the uninvited

visitors, but all were reminded the owners of EStR have the right to approach these violators, question their presence, and inform them they are not entitled to our private property.

Steve Boone
Chairman, PMC