

General Manager Report – May 16, 2025

Kasey O'Halloran

Coyote Run Playground Maintenance – Ski Town Landscaping handled the playground last summer. Their proposal for the 2025 summer is as follows:

- \$400 per month (2 visits per month) We will include irrigation startup and blowout in that price
- We will perform lawn maintenance once in May and an irrigation startup in May, then complete maintenance twice per month until the end of September. Then, in October, we will do the irrigation blowout.
- If there are any issues with the irrigation where we need to make repairs, I will have to quote that separately.

The total for the season would be \$2000.

Request that the Board approve \$2000 to Ski Town Landscaping for maintenance at the Coyote Run Playground for the 2025 summer.

Summer Weed Mitigation

Working with Big Sage Ecological Solutions to secure a plan/quote for the noxious weed management that is required by Routt County. Big Sage has provided two options to SPOA. The first is the option to handle just the parcels that are currently under enforcement with Routt County. This proposal is attached to this report and totals \$926.10. The second proposal is for a management plan and noxious weed inventory on all of the SPOA parcels. Big Sage assumed SPOA would want all parcels inventoried and if not, they can adjust the proposal accordingly. This would be approximately 67 parcels totaling about 720 acres. The total for this work would be NTE \$7000. Last summer we had the parcels under enforcement sprayed and it cost \$2800.

Website Update

At the past board meeting the Board asked me to survey the Board members to get an understanding of what the general consensus there is on an update for the website platform and content. Having only received a few responses the consensus is minimal – the website platform is basic and could use an upgrade and the content is sufficient although the policies could use an overhaul to make them more user friendly in their presentation and summarization.

Depending on how the Board would like me to move forward with this information, I would suggest:

1. Hire Creative Bearings to do an upgrade to the site and layout incorporating new pictures, fonts and colors to the site. This would cost \$1000-\$2000. The General Manager will still be able to make the day to day updates once this upgrade is completed.
2. Staff work to clarify and define the policies in a clear and summarized way allowing website visitors to access details per their topic of interest, i.e. Design guidelines summary page, septic guidelines, building details.