

General Manager Report – May 6, 2026

Curbside Chipping – This will happen again this summer in conjunction with the Routt County Fire Mitigation Council and the OCFPD. There will be two weeks of chipping done, one in July and one in September. The registration will go out via email the month prior to the chipping and all details can be found on our website.

Invoices – 2026 assessments have finally gone out to the owners. These are going out via USPS and email. The due date for these invoices will be June 15, 2026. The online payment option took far longer than Tom or I could have anticipated. However, it is complete and will be very easy for users to pay dues directly online. Mailing a check is still an option as well. You will have noticed that the first email reflected the body of last year's email but has this year's date and attachment. The VMS support person that helped create this mass email option for me did not adjust the hardcoded wording which resulted in this error. I have since figured out the root causes and corrected them. I resent the email with the correct dates in the body of the email.

Q2 Newsletter in May- The 2nd Quarter newsletter will finally go out although in May as we were waiting to get the invoices sent before sending it along.

Annual Member Meeting - The 2026 annual membership meeting will be on July 18th at 10 AM in the SOROCO High School Commons area.

Weed Spraying – I have contacted Big Sage Ecological to handle the weed spraying again this spring and fall. They will spray the spaces within the SPOA Common Areas that have gone under Routt County Weed Enforcement. They will spray one day in the Spring and one in the fall. This will exhaust the \$2000 currently budgeted for the year in this category. If more work is needed (which won't be known until later into the Spring/early Summer), we will need to allocate more money to this budget line item. The vendor states they can't predict if there will be more work necessary without a survey of the areas.

Playground landscaping – I have reached out to Ski Town Landscaping to contract with the Coyote Run Playground again this summer. The quote is attached. The monthly service will be \$500 per month (May-August). This \$2000 will exhaust what we budgeted for the entire summer. I would like the board to discuss if the irrigation system and any additional work will be desired for the summer. If so, we will need to allocate more funds to this budget line item.

Dead Wood Removal Program – The program has been offered via email/mail to 241 lots in Sky Hitch IV, South Station I and South Station II. At this time we have had 19 lots sign up for the program.

Current Special Assessment status – The special assessment voting is still ongoing for the Shay Way Road. The current tally is 74 yes votes, 17 no votes and 47 non-responsive votes. The update is located on our website and is updated daily as the votes come in the mail. This will continue on until 93 yes votes or 46 no votes have been received or the time lapses on September 19, 2026.

State Park Update – Mckenna ordered trees the first week of April. She has arranged for these to be planted in the coming week. Reminder – these are 2025’s purchases for the State Park. As for the 2026 donation to the park, Mckenna has requested:

The State Park and SPOA had discussed adding picnic pads to the soon to be new treed area. The State Park’s main concern is the staffing of the project as the park will be spread thin this summer. Would it be possible for SPOA to contract out or use the dedicated funds to pay someone to install the picnic pads? The park can mark out the locations and provide picnic tables already acquired, but otherwise we fear we do not have the resources to build them ourselves with our current staffing levels.