

General Manager Report – August 17, 2026

Curbside Chipping – Second round of chipping will open up in September for chipping on the week of September 28th. This was postponed a few weeks due to the OCFPD backlog due to the Green Ridge fire.

Invoices and interest – Tom and I have spent a considerable amount of time preparing VMS to allow for monthly interest to be charged to accounts that have not paid by 7/15/26. I have assessed those interest payments and sent out invoices via email to everyone and via USPS to anyone with a past due balance greater than \$500. I will continue this process on the 15th of every month.

Email Hosting – As Adrian was onboarded he went through a tough transition with the emails. I experienced a similar issue a few years back as I came on board. The email is currently being hosted by Creative Bearings through our website. It seems to me quite archaic and has issues integrating with our Gmail inboxes. Adrian and I have both discussed how we would like to utilize Google Admin. This would allow both of our email addresses to be a Google Inbox that would be stored to our company owned Drive. This drive would be where we can host all of the files we work on and share. This would eliminate the time lag that the current email has (will only show new messages every 30 minutes) and eliminate the need for a physical external hard drive. The cost of this would be \$168 per year.

Q3 Newsletter- The 3rd Quarter newsletter will be going out in the coming week as Tom had suggested we wait until after this meeting to share more information with the members.

Weed Spraying – Big Sage has completed their spraying for the summer, although we have not yet been billed for the work. There were quite a few spots missed on the initial spray and Ryan Geiling went back out to spray all the remaining thistle that was missed.

Andrew Dean with Routt County Weed Enforcement has let me know about the coming changes: *Musk thistle was recently approved by the Routt County Noxious Weed Advisory Board to have its management status upgraded from containment to eradication. If that recommendation is adopted by the Board of County Commissioners, I will reach out to you with an email that can be shared with your association member regards the changed management expectations. Eradication as defined by the Colorado Noxious Weed Act means “reducing a weed's reproductive success to zero, permanently eliminating the species within a set time, and continuing intensive treatment until the existing seed bank is fully exhausted”. If Musk thistle becomes an eradication species it will significantly elevate our enforcement response in areas such as South Shore. Whilst Musk thistle is more*

prolific on privately owned parcels, I have observed Musk thistle going to seed on several SPOA managed parcels this season. If Musk thistle is elevated to an eradication species this can not occur. The SPOA noxious weed control budget allocated to common spaces in 2026 (\$2000) would not be sufficient to meet the eradication requirement, I would recommend an allocation of at least \$5000 in 2027 to ensure ongoing compliance with the County Weed Ordinance and Colorado Noxious Weed Act.

This is just an FYI for the Board for now.

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 37 lots sign up for the program.

Current Special Assessments– The special assessment voting is still ongoing for the Shay Way Road. The current tally is 92 yes votes, 19 no votes and 27 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.

The Electric Line in South Shore assessment has been sent to all owners. As of today, there are ~~18~~ lots who have paid and ~~41~~ lots still open. The due date for these funds is September 6th and after that I will begin assessing the 8% per annum rate and emailing/mailing out statements monthly.

26 and
33 lots