

Project and Compliance Manager Report

Report to the Board of Directors – March 2026

Architectural Control Committee Activity

The Architectural Control Committee (ACC) continues to oversee a variety of property applications and ongoing construction projects. Here is a summary of the activity since the last Board meeting.

Category	Count
ACC Reviewed Projects Total	10
ACC Approved Projects	6
ACC Projects in Current Review	3
ACC Projects Disapproved	1, currently in Appeal status
PCM Intake/Review	6
Types of Projects	
New Residences	12
Exterior Finishes	2
Auxiliary Buildings	3
Decks	1

Address	Project Type	Status	Comment
33209 Wenatchi	Residence	ACC Approved	Informal
30640 Reinsman Ct	AUX Building	ACC Approved	
30520 Omega	Residence	ACC Approved	
Lot 63, Blackhorse II	Residence	ACC Approved	
Lot 98, South Shore	Residence	ACC Review	Informal
Building II, Schussmark	Townhomes	ACC Approved	Exterior Finishes
Lot 22 Blackhorse I	Residence	ACC Approved	Informal
31620 Shoshone Way	Deck	ACC Review	Replace/Expansion
23660 Willow Island Trail	Residence	ACC Review	Exterior Finishes
30575 Omega	Garage/Aux	ACC Appeal	
31395 Shoshone	Residence	In Redesign	Previously approved
20865 Cinch Trail	Residence	In Redesign	
Lot 20, NYP	Residence	PCM Intake	NYP Approved
Lot 33, NYP	Residence	PCM Intake	
Lot 41, NYP	Residence	PCM Intake	
Lot 36 Meadowgreen	Residence	PCM Intake	
21035 Palomino Way	Garage/Aux	PCM Intake	
Lot 80 Eagles Watch	Residence	PCM Intake	

Road Maintenance

The Road Committee will be evaluating spring conditions and areas already identified for potential 2026 work include Whiffle Tree (Hoch Eye to Shay) Snowbird and Sunbird in Eagles Watch, Stirrup, Colt Trail from mile 1.2 to the end due to new construction, removal of vegetation from road edges and ditches on all non-County roads that serve existing residences. Additional aggregate to be spread on all roads as budget allows.

Nordic Trails, Grooming and Access Plowing

2025/26 Nordic Season has closed with good reviews of the trails, despite the sparse snow season. All equipment is currently stored on private property.

Slash Pile

The 2026 Slash Pile operations and opening date have yet to be determined.

In May there was unauthorized dumping over the parking lot fence. Pictures were taken of the vehicle involved but were not able to capture identifying information.

Fire Protection District

There is likely to be a vacancy on the OCFPD Board soon. There are currently 2 Board Directors that reside in the Stagecoach area, neither of which are SPOA members. The balance of the Board is 2 Directors from Oak Creek, and 1 Director from unincorporated Routt County.

The OCFPD Board welcomes qualified candidates to apply when a vacancy occurs.

Qualification includes personal ownership of land within the boundaries of the District.

Forest Fuel Mitigation

The OCFPD Wildland Captain was consulted in efforts to identify the lots eligible for the 2026 Lot Fire Mitigation Grant program. The Captain and crew have initial general plans on how to access and work on the lots.

Due to the low participation rate in the Lot Group Priority 1, all the additional lots in Lot Priority Group 2 and 3 have now been offered the chance to participate.

Once the Grant Contracts are finalized, the Wildland Crews will finalize the plan on how to most efficiently access and work on the lots.