Project and Compliance Manager Report

Report to the Board of Directors - August 20, 2025

# 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 current status:

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| Category | Count |
| ACC Review | 2 properties |
| Applications Pending | 8 properties |
| Active Construction | 15 sites |
| NYP Review | 2 properties |
| PCM Review with Pending Documents | 7 properties |
| RCBD Permit Applied, Not Issued | 4 properties |
| Redesign Approval Requests | 2 projects |

A detailed log of each project, including type, current status, relevant dates, and notes, is maintained to ensure compliance and smooth progress.

# Road Maintenance

Summer road maintenance for non-County maintained roads was slated for late May to mid-June, but delays arose from the grader operator’s workload. Another contractor was ready to start, but Red Flag warnings halted work. It is anticipated that September’s monsoon season will provide necessary moisture for successful maintenance.

Residents have reported poor conditions on some County-maintained roads. Contact details for the Routt County Road and Bridge Department have been shared, and residents have been encouraged to report issues directly and consistently.

# Trails

Volunteers have added aggregate to South Shore trails, both existing and new. Preparations are underway for opening Nordic trails this winter, with trail marking planned for September. Expansion is possible, and those interested in assisting with marking or exploring new trail possibilities are invited to coordinate with the Project Manager. The need for directional arrows or navigation signage will also be evaluated.

# Nordic Trail Grooming and Access Plowing

Currently, Nordic Trail grooming equipment is stored off-site at a vendor property for $50 per month due to lack of a dedicated storage area. When returned for winter use, the equipment is exposed to weather and potential vandalism. This challenge is addressed in the Nordic Trail / Slash Pile Area Proposal.

# Slash Pile

The 2025 Slash Pile opened on June 14, following wet conditions. Roadway base installation has improved access. An attendant, hired through a vendor at $1,680 per month (when fully staffed), oversees the area, but staffing inconsistencies remain. There have been instances of unauthorized material drop-off during absences, though the attendant has prevented some misuse.

Due to demand, it may be necessary to close the current pile and start a new one south of the roadway around Monday, September 1. The closing date is undecided, but likely to be on or before November 1, as last year’s first significant snowfall was October 30.

# Nordic Trail / Slash Pile Area Proposal

Proposed improvements for SPOA and its members include:

* Enclosure for grooming equipment, protecting investments both summer and winter.
* Wi-Fi access for Nordic Trail and Slash Pile users to address lack of cell service.
* Shelter for the slash pile attendant during open hours.
* Infrastructure for a camera system to monitor and record slash pile operations.

The proposal includes:

* Purchase of a 10x20 Tuff Shed storage barn from Home Depot: low profile, 6’ side walls, double doors, steel floor framing, wood siding, shingle roof — $7,050 plus tax and delivery. Colors to be determined.
* Starlink Mini Roam Service: $499 for the dish; $50/month for basic winter service, $165/month for unlimited bandwidth during slash pile operations. Six months basic ($300), six months unlimited ($990).
* 400W solar panel with 100AH lithium battery package for $900 plus tax, compatible with Starlink’s requirements.
* Five-camera Blink system for license plate and operational monitoring — $300, with a one-year unlimited storage subscription at $100.
* The purchase of the camera system and infrastructure could allow for the elimination of the attendant in 2026 and beyond eliminating $10,080 per year in vendor labor expense.

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| Item | Cost |
| First Year Total | $10,400 |
| Subsequent Annual Total | $2,700 |

# Fire Protection District

The Wildland Firefighter housing project near Green Ridge Drive and Fallen Falcon has been halted by the District, despite prior Board approval. Site preparation was planned for May/June, with occupancy anticipated in October. The District is now working to sell and remove housing modules before snowfall.

OCFPD has engaged legal counsel to draft a new ground lease agreement for the SPOA parcel housing the Stagecoach Station.

# Forest Fuel Mitigation

Due to outstanding mitigation contracts and Wildland Firefighter deployments, OCFPD will not be available for SPOA mitigation work until August through October. However, the Interim Fire Chief is committed to providing a crew returning from California for SPOA assignments this month.

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| Project | Description | Budget Limit |
| Project A | Additional chipping for curbside service exceeding property quantity limits | Up to $10,000 |
| Project B | Removal of forest fuel from high-risk SPOA common areas | Not to exceed $20,000 |
| Project C | Consultant(s) to develop a WUI Plan for SPOA common areas above Cole Hill | Not to exceed $5,000 |
| Project D | Matching grants for property owners hiring OCFPD to remove dead wood | Not to exceed $30,000 |
| Project E | Contract for wood hauling to disposal sites (Rocky Mountain Youth Corps or similar) | Not to exceed $10,000 |

Currently, 27 lots in Sky Hitch 1 & 2 and Horseback have been identified with significant standing or downed fuel loads. Owners have received letters offering up to 50% grant funding, with a maximum match of $500 per lot. As additional interest and contracts are received, more lots will be identified and included in the program.