

Project and Compliance Manager Report

Report to the Board of Directors – December 12, 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:

Category	Count
ACC Review	0 properties (1 in compliance review)
Applications Pending	8 properties
Active Construction	16 sites
NYP Review	1 property
PCM Review with Pending Documents	1 property
RCBD Permit Applied, Not Issued	0 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 started in September after the Red Flag warnings were lifted. Work was performed on Colt Trail, both sections of Filly, Hoch Eye, Shay Way, and Halter Trail.

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, Planning, Grooming and Access Plowing

This summer and fall, work was undertaken to plan for improvements to the Nordic Trail system. Some of the goals of this focus was to

Remove trails from roadways where possible.

Remove trails from private property.

Increase the number of Nordic Trails or add more area to the Nordic Trails.

The 2026 Nordic Trails System now meets all those goals, as well as laid the foundation for a South Valley Summer Trail System.

The trail system was expanded 74% over the last year's trails.

The trails have been mowed to a width of 10 feet. This has allowed the trails to be packed sooner, giving them a stronger base.

The new trail system is having a new map developed. Once available it will be on the website and posted at the parking lot. SPOA members will be able to take a picture of it for reference on the trail.

Since the trails are a mix of roadway and common areas, 17 signs have been posted at key points advising of the policy for motorized vehicles including snowmobiles being prohibited.

Trail marker stakes were installed to assist the groomer. These are marked with green flagging tape.

Additional taller stakes were installed to identify hazards that would be hidden under the snow adjacent to the trail. These are marked with red flagging tape.

The responsibility for grooming and plowing with a vendor or employee is still being evaluated.

Slash Pile

The 2025 Slash Pile closed at end of day on October 19, 2025. Email notice was sent out 2 weeks+ in advance of the closing. It opened on June 14, for Saturdays and Sundays for a total of 38 days of operation. Despite that limited operation, it is estimated that this is the largest deposit of material in the past 3 years. There were 12 large Type 3 burn piles and 1 extra-large Type 4 pile.



That changed on November 26, 2025 when someone set fire to one of the stacks. Due to the wind conditions, it rapidly spread to an adjacent stack about 20 feet away. OCFPD personnel responded as well as the Routt County Sheriff's Office. PCM arrived prior to the fire trucks and documented the scene with photos and video. OCFPD provided suppression on the adjoining stacks to prevent them from igniting and stayed on scene late into the evening to monitor.

Sheriff's Office returned the next day to investigate and see if it had been an attempt to destroy some type of evidence in the fire. Nothing was found. Sheriff states that since no property was destroyed, it cannot be investigated as arson.

The District is prepared to burn the rest of the stacks as soon as possible pending adequate snow cover and weather conditions. Either the Fire Protection District or a contractor will be used to start burning the piles as soon as appropriate snowfall and weather conditions permit.

Fire Protection District

OCFPD engaged legal counsel to draft a new ground lease agreement for the SPOA land parcel housing the Stagecoach Fire Station. The draft document has been shared with the SPOA Board President for review.

When approved by SPOA and prior to execution by both parties, OCFPD Legal has produced a Conflict-Of-Interest Disclosure that will be signed and filed with the Colorado Secretary of State. It will require that the President of the OCFPD Board not participate in any discussion or vote on any matter before the District Board related to the Station Lease. This is due to the employment relationship between the Project and Compliance Manager and SPOA.

Forest Fuel Mitigation

OCFPD started SPOA mitigation work in October.
Some projects are still ongoing as weather allows.

Project	Description	Budget Limit
Project A	Additional chipping for curbside service exceeding property quantity limits	Up to \$10,000 Invoiced at \$8,921.25 137.25 hours
Project B	Removal of forest fuel from high-risk SPOA common areas	Not to exceed \$20,000 Work has not been invoiced
Project C	Consultant(s) to develop a WUI Plan for SPOA common areas above Cole Hill	Not to exceed \$5,000 OCFPD has offered to provide at no cost
Project D	Matching grants for property owners hiring OCFPD to remove dead wood	Not to exceed \$30,000 Invoiced at \$12,000
Project E	Contract for wood hauling to disposal sites (Rocky Mountain Youth Corps or similar)	Not to exceed \$10,000 OCFPD either chipped or is removing wood to be processed at roadside. Not invoiced yet

The Fire Protection District is working with the State of Colorado on a Grant that would provide some funding for Eagles Watch neighborhood. No Update yet.