

# Project and Compliance Manager Report

Report to the Board of Directors – February 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 current status:

Category	Count
ACC Review	3 properties (1 in compliance review)
Applications Pending	2 properties
Active Construction	16 sites
NYP Review	0 property
PCM Review with Pending Documents	5 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

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.

A reminder due to recent comments received from SPOA members

SPOA does some road maintenance on roads that have homes on them. No maintenance is currently budgeted or planned for roads that have no homes.

SPOA also does not plan for maintenance on areas that are platted for roads, but only a trail or two-track exists. However, SPOA does authorize filling some potholes on these trails just to keep them passable for Fire District response if needed.

## Nordic Trails, Grooming and Access Plowing

As previously reported, new grooming equipment was ordered and has been received. Currently the SPOA pulling sled is out of service with parts ordered and expected to arrive 2/23/2026. The Plow vendor is providing one of their sleds for grooming as needed until repairs are complete.

Snow conditions have been variable at times due to the snowfall rate this winter, but due to the equipment and setting an early compacted base the trails have been usable.

## Slash Pile

The 2025 Slash Pile closed at end of day on October 19,2025. There were 12 large Type 3 burn piles and 1 extra-large Type 4 pile.

In November 2025 2 stacks were burnt due to unknown conditions.

The Fire Protection District finished burning the remaining stacks on January 9-10 as soon as snow cover and ventilation rates allowed the burn 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 to allow them to negotiate any terms with the Fire District Board Vice President.

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

There are local and statewide concerns regarding the upcoming fire season due to the current snowpack level. Consideration should be given to providing as much information as possible to SPOA members, especially those with residences, to review their exposure risks around the house.

The following graph is the **SNOW WATER EQUIVALENT PROJECTION IN YAMPA-WHITE-LITTLE SNAKE REGION**

