

Project and Compliance Manager
Report to the Board of Directors
May 16, 2025

Architectural Control Committee Activity

Address	Type	Current Status	ACC Submit Date	ACC Ruling Date	Informal Approval Date	Formal Approval Date	Notes
23480 Willow Island	Fence	ACC Review	4/28/25				ACC Review
31580 Shoshone	Coop	ACC Review	4/7/25				ACC Review
32478 Ute Trail	Exterior	ACC Review	4/28/25				Color Change
29935 Rock Point Tr	Fence	ACC Review/Rules	12/10/25	5/2/25	NA	NA	Disapproval
21525 Oglala Ave	Residence	Application Pending					Awaiting Fee and Documents
31290 Broken Talon	Residence	Application Pending					Awaiting Fee and Documents
33552 Seneca Tr	Residence	Application Pending					Awaiting Fee and Documents
32785 Colt Trail	Residence	Application Pending					Awaiting Fee and Documents
Lot 6 Eagles Watch	Residence	Application Pending					Awaiting Fee and Documents
Lots 39-46 Kickapoo	Residence	Application Pending					Awaiting Fee and Documents
22890 Snowbird Trail	Residence	Application Pending					Awaiting Fee and Documents
31290 Broken Talon	Residence	Application Pending					Awaiting Fee and Documents
31080 Fallen Falcon	Shed	Application Pending					Awaiting Documents
23615 Waybill Court	Fence	Application Pending					Awaiting Documents
30610 Ormega Way	Residence	Application Pending					Awaiting Fee and Documents
19955 Gallop Trail	Residence	Construction	11/15/24	5/8/25	NA	5/8/25	PCM Following
33138 Pima Way	Residence	Construction	3/14/24	3/24/24	3/24/24	7/31/24	PCM Following
23130 Rock Point CT	Addition	Construction	5/7/24	5/12/24	NA	5/13/24	PCM Following
31130 Broken Talon	Residence	Construction	5/7/24	5/19/24	5/19/24	10/23/24	PCM Following
31130 Broken Talon	Residence	Construction	5/7/24	5/19/24	5/19/24	10/23/24	PCM Following
30250 Coyote Run CT	Residence	Construction	6/12/24	7/10/24	NA	7/10/24	PCM Following
24625 Uncompahgre	Residence	Construction	8/19/24	9/9/24	9/9/24	9/11/24	PCM Following
31520 Shoshone Way	Residence	Construction	9/30/24	11/4/24	11/5/24	11/6/24	PCM Following
31110 Broken Talon	Residence	Construction					Legacy, pre 2024 PCM Following
31270 Broken Talon	Addition	Construction					Legacy, pre 2024 PCM Following
33010 Colt Trail	Residence	Construction	3/3/25	4/2/25	NA	4/2/25	PCM Following
30035 Bannock Trail	Residence	Construction	2/21/25	3/3/25	3/31/25	4/4/25	PCM Following
33020 Colt Trail	Residence	Construction	2/25/25	3/22/25	NA	3/22/25	PCM Following
23325 Postrider Trail	Residence	NYP Approval					Awaiting certain Documents
Lot 74D- Relay Ct	Duplex	NYP Review					Awaiting Fee and Documents
23440 Stageline Ave	Duplex	NYP Review					Awaiting Documents
23355 Postrider Trail	Residence	NYP Review					Awaiting Fee and Documents
23335 Stageline Ave	Residence	NYP Review					Awaiting Fee and Documents
31040 Fallen Falcon	Garage	PCM Review					Awaiting Documents
30245 Coyote Run Ct	Fence	PCM Review					Awaiting Documents

31350 Shoshone Way	Residence	Permit Issued	5/20/24	6/3/24	6/5/24	1/24/25	PCM Following
31395 Shoshone Way	Residence	Permit Issued	9/18/24	10/22/24	10/23/24	1/2/25	PCM Following
32487 Ute Trail	Residence	Permit Issued	2/14/25	2/18/25	NA	2/19/25	PCM Following
31620 Shoshone Way	Garage	Permit Issued	2/23/25	3/4/25	3/4/25		Formal Review
30615 Boot Court	Residence	Permit Issued	1/8/25	2/13/25	2/14/25		Formal Review
21035 Palomino Way	Residence	Permit Issued	2/16/25	3/1/25	NA	3/1/25	PCM Following
31540 Shoshone Way	Residence	Permit Pending	2/25/25	5/7/25	5/7/25		Awaiting Permit
34046 Whiffle Tree	Residence	Permit Review	2/16/25	2/21/25	3/31/25		Awaiting Permit
20865 Filly Trail	Residence	Redesign					Awaiting Garage Plans
33473 Tewa Way	Residence	Redesign					Awaiting Documents

3 in ACC Review, 11 Applications Pending, 13 in Active Construction, in NYP Review or Approval, 7 in PCM Review with Pending Documents, 5 with RCBD Permit issued but no active construction yet, 2 with RCBD Permits being applied for, 2 previously approved projects that are submitting for Redesign approval.

Road Maintenance

Summer Road Maintenance for non-County maintained roads is scheduled for Late May-Mid June. The grader operator is mobilized on site and currently working on home sites. Once that is done, he will provide estimated pricing for approval to grade all main collector roads, Colt Trails, Filly Trails, Hockeye etc.

Residents along some of the County maintained roads have expressed concerns with the conditions they are experiencing, Contact information for the Routt County Road and Bridge Department has been shared with them along with encouragement to report the conditions directly and repeatedly.

Trail Signs

6 sets of trail signs and posts, 2 bridge signs and posts for the South Shore Trail System, and all mounting hardware have been acquired and are awaiting installation in May.

Nordic Trail Grooming and Access Plowing

Nordic Trail grooming equipment does not have a designated storage area and is currently parked at the Nordic Trail lot area. It is exposed to the elements and at risk for vandalism.

BOD approval is requested for contracting with a local property owner for storage off site that is covered and more secure. Anticipated expense of \$50-75 per month.

Slash Pile

The opening date for the 2025 Slash Pile has not been set. It will be dependent on four precedent factors.

1. The slash pile site needs to dry sufficiently to allow vehicle or equipment traffic. As of 5/12/2025 water was still standing or flowing the drainage swells that go through the pile area.
2. The prohibited items on site need to be removed from the property. (pending scheduling with a vendor)
3. The design and installation of a roadway base to better serve the use of the area. (once dry)
4. Assure any regulatory concerns identified with use of the area have been addressed.

Removal and consolidation of all stumps from the burn area occurred on 5/13/2025. Stumps are considered prohibited items and are to be disposed of at the landfill.

Balance of the burn area had unburnt slash consolidated 5/13/2025.

Fire Protection District

Wildland Firefighter housing project near the intersection of Green Ridge Drive and Fallen Falcon is still in Routt County Building Department permit review. It has been approved by Planning and County Commissioners. Site preparation is anticipated in May/June with approval for occupancy in October.

This property will house firefighters and emergency response vehicles that will supplement dispatch calls from the Stagecoach and Oak Creek Stations.

OCFPD has engaged their legal counsel to draft a replacement ground lease agreement for the SPOA parcel that the Stagecoach Station is built on. First Draft is anticipated to be shared with SPOA during May for comment/edit.

Forest Fuel Mitigation

More information is forthcoming on Project A once it is scheduled. The program has been designed but not officially published yet. OCFPD Captain is working with PCM to schedule work under Project B. OCFPD Fire Marshall is working on Project C. Projects D and E will be supported by an on-site survey of each property. Survey documents have been developed. OCFPD is not available for SPOA mitigation work until August thru October due to mitigation contracts left over from last year.

- Project A: Additional Chipping authorization for up to \$10,000 for curbside chipping that exceeds the quantity limits per SPOA property
- Project B: Removal of Forest Fuel from SPOA Common Areas with highest exposure risk, Not to Exceed \$20,000.
- Project C: Acquire a consultant(s) to develop a WUI Plan for SPOA Common Areas above Cole Hill that describes a basic plan to protect healthy trees, improve soil health and water retention and provide fire breaks if necessary, Not to Exceed \$5,000.
- Project D: Provide matching grants to SPOA property owners pursuant to written agreement who agree to hire and pay OCFPD to cut standing and down dead wood on qualifying lots. Not to Exceed \$30,000
- Project E: Negotiate a contract with Rocky Mountain Youth Corps or other vendors to haul cut wood from lots to disposal sites. Not to exceed \$10,000

A scoring spreadsheet has been assembled to assure all lots are scored. Example below

Development	Address	Lot #	Name	Acct #	Score #
Black Horse 1	Appaloosa Way Lot 38	38		10623	

All lots will be scored on a grade of 0 to 4. Further evaluation will then be needed for any property ranking 2,3,4 to evaluate proximity to existing residences for any property scoring for Grant purposes.

Scoring Guide for Lot Review

0 = No Issues Identified

1 = Minor Issues. Could easily corrected by Owner and low to no cost. No high risk.

2 = Concerning Issues. Can be corrected by Owner or Vendor with a full day or up to \$1,000.
Removal of large tree against a house for example

3 = Significant Issues. Likely requires a vendor, multi day, costs over \$1,000
Large quantity of standing or down trees, heavy underbrush

4 = Major Issues. Could require heavy equipment, multiple personnel, multi day

High Risk to life or property based on density, snags, widow makers, maze of downed trees