

# Project and Compliance Manager Report

Report to the Board of Directors - October 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:

Category	Count
ACC Review	3 properties
Applications Pending	8 properties
Active Construction	14 sites
NYP Review	1 properties
PCM Review with Pending Documents	4 properties
RCBD Permit Applied, Not Issued	2 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. Additional work is still slated for the northern section of Filly, Sunbird and Snowbird and a section of Whiffle Tree from Hoch Eye to Shay Way. Spot filling of low spots with extreme rutting is scheduled for this week on Whiffle Tree, Shay Way, Halter and Stirrup. This is for the benefit of the spring melt but also will serve to improve the Nordic Trails season that are on or cross these roads.

Morningside residents did finally see some Routt County maintenance performed in October on some of those neighborhood roads after having been neglected all summer. Contact details for the Routt County Road and Bridge Department have been shared, and residents have been encouraged to report issues directly and consistently.

## Nordic Trails, Planning, Grooming and Access Plowing

### Planning

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 proposed meets all those goals, as well as laid the foundation for a South Valley Summer Trail System.

As of this date, the proposed trail system expands the yardage of trails by 74% over the last year's trails.

The proposed trails have been mowed twice to a width of 10 feet. This has cleared the trails of sagebrush and grasses to allow for the trails to be formed sooner and last longer.

The new trail system will require some directional signage as well as maps being available or posted.

Since the trails are a mix of roadway and common area, having signs posted for notice to snowmobiles will be useful at the common area access points.

This is also an issue for ATV's and snowmobiles in other common areas all year long and residents are requesting consideration for signs in those areas.

Historically Nordic Trail grooming and access plowing has been performed by the same vendor. It is estimated that the grooming expense will double if the vendor is used in 2026 due to the additional grooming. It should be considered that if a SPOA part time employee was used for grooming, the expense would likely be much more in line with the current budget amount. If that is a possibility, then it should be explored and implemented for the 2026 season.

## 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 are currently 12 large Type 3 burn piles and 1 extra-large Type 4 pile.

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.

Roadway base installation improved access. An attendant, hired through a vendor at \$1,680 per month was used and did help reduce improper dumping.

Some consideration should be given to Forestry recommendations for management of slash.

Slash is the residual branches and debris created by logging operations, pruning, thinning, restoration projects, storms and other disturbances. These materials present risk as ground fuels for fire as well as breeding sites for some types of bark beetles. Douglas-fir, true fir and pine trees host bark beetle species that prefer to infest fresh slash or downed trees. Bark beetle outbreaks can be avoided by:

- 1) not creating slash during certain times of the year,
- 2) allowing slash time to fully dry before beetle flight periods, or
- 3) chipping, masticating, burning or burying slash before it can be infested or before beetles can emerge from already infested material.

Larger piles that are made in January thru August can create a multigenerational sink. Essentially beetles emerging from slash on the outside of the pile move inward to attach the less exposed, moist slash

within the pile. It is important to monitor and burn the pile before beetles run out of material or emerge and look for surrounding healthy trees.



## Fire Protection District

OCFPD has 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.

This is per a SPOA request to amend or replace the current Ground Lease as it lacked specificity in several areas and offered little protection to both parties.

## Forest Fuel Mitigation

OCFPD started SPOA mitigation work in October.

Below are the Projects previously budgeted and approved.

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, 29 lots in Sky Hitch 1 & 2 and Horseback have been identified with significant standing or downed fuel loads. Owners received letters offering up to 50% grant funding, with a maximum match of \$500 per lot. As a result, lot owners signed contracts on 10 lots for mitigation.

If this program is to be approved for next year, it might be planned to recognize one-third % participation from lot owners.

The Fire Protection District is working with the State of Colorado on a Grant that would provide some funding for Eagles Watch neighborhood.