

PROJECT & COMPLIANCE MANAGER REPORT

August 2026 — Condensed Board Report

Proposed action items are highlighted below and summarized in section 7

1. Architectural Control Committee

A total of 20 ACC applications were received: 12 approved, 5 under ACC review, and 3 in PCM intake/initial review.

Application	Received	Approved	ACC Review	PCM Intake
Roof Repair/Replacement	2	2	—	—
Siding Alteration	1	1	—	—
Ancillary Buildings	4	1	2	1
Deck	1	1	—	—
Fence	1	1	—	—
New Residences	11	6	3	2
TOTAL	20	12	5	3

New residential construction continues to represent the largest portion of ACC activity, with 11 applications received, including 6 approved, 3 under ACC review, and 2 in PCM intake/initial review.

Ancillary building applications account for an additional 4 applications, with 1 approved, 2 under ACC review, and 1 in PCM intake following receipt of updated application materials.

County Ignition-Resistant Building Standards

A handful of applicants and lot owners have contacted the Association with questions regarding the County's new ignition-resistant building requirements. These inquiries have been discussed individually with applicants, including how the Association's favored exterior materials under SPOA Policy 2019-2 relate to the new County requirements.

The favored materials identified under SPOA Policy 2019-2 remain compatible with the new ignition-resistant building requirements. Applicants have also been advised that compliance with the County's ignition-resistant standards does not alter SPOA's architectural design requirements. Under the Association's current architectural standards, metal siding remains limited to a maximum of 50% of the proposed exterior siding.

The PCM will continue to work with applicants to clarify the distinction between County building requirements and SPOA architectural requirements as applications are submitted and reviewed.

2. Road Maintenance

\$30,000 was budgeted for Summer 2026 road accessibility and repairs. Total Budgeted funds were expended. Completed work includes:

- Stirrup Way — stabilized and improved from the Slash Pile to Whiffle Tree.
- Halter Trail — spot repairs, with emphasis on the degraded Whiffle Tree entrance.
- Shay Way — spot repairs and stabilization supporting fire and new trail access.
- Whiffle Tree — erosion repair and minor roadside drainage improvements.

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These improvements support owner access, emergency/wildfire access, fire mitigation operations, and access to the developing SPOA trail system.

The PCM is coordinating with Routt County Road and Bridge regarding proposed culverts at Seneca Trail/RCR 16 and Ute Trail/Cheyenne Trail. If County installation is unavailable, SPOA-funded installation may be considered.

Proposed: an additional \$15,000 from the Roads Budget for Hoch Eye Way and Whiffle Tree spot repairs, with remaining funds used on Halter Trail toward the emergency turnaround/potential trailhead. Four road signs for Colt, Filly, Surrey, and Gallop Trails are proposed at \$201.26.

3. Trails

The PCM continues assisting the Trails Committee with material delivery, stockpiling, and access for Summer 2026 trail construction and maintenance, primarily at the Hoch Eye/Cutter open-space trail and existing South Shore trails. A turnaround was constructed on Halter Trail for emergency access, potential material staging, and possible future use as a trailhead.

Hoch Eye / Cutter Trail

Prior to final surfacing, additional fuel reduction and cleanup are recommended:

- Help on The Way Tree Service — up to five days of trail-corridor mitigation at a proposed negotiated rate of \$680/day, not to exceed \$3,400.
- K & G Land Services — mastication and cleanup of two trail-easement access points, not to exceed \$3,000 total.
- Proposed funding: \$4,900 from Fire Mitigation and \$1,500 from Trails; total proposed authorization \$6,400.

4. Compliance

Owners are reminded that SPOA application and approval are required before lot consolidation or submission of a consolidation to the Routt County Planning Department.

There is currently one active compliance matter involving a Lot in the Overland Subdivision. Initial review indicates potential conflicts with two provisions of Article V of the SPOA Covenants. No Notice of Violation has been issued; the PCM is awaiting Rules Committee input before determining next action.

5. Fire Mitigation

The Oak Creek Fire Protection District continues work in high-priority areas where owners enrolled in the 2026 Dead Wood Removal Program. Due to wildfire activity and a busy summer, the PCM is awaiting a status report from the OCFPD Battalion Chief, including a list of completed lots.

An additional \$4,900 from the Fire Mitigation Budget is proposed for the Hoch Eye/Cutter trail fuel-reduction and mastication work described above.

6. Area Projects

Morrison Cove Picnic Table Pads

\$5,000 was allocated to assist Stagecoach State Park with five new picnic table pads at the Morrison Cove boat launch. Multiple contractor bids exceeded the existing allocation.

PCM recommendation is to consider the below options with a reduced project scope to install three picnic tables, assuming agreement with Stagecoach State Park.

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Board direction is requested between three options:

- Option 1 — Proceed in 2026 using the existing \$5,000 allocation, with PCM procurement of materials/equipment, site preparation, and a volunteer workday.
- Option 2 — Defer to Spring 2027, preserve the existing \$5,000 subject to budgeting requirements, and establish an additional 2027 allocation after updated contractor pricing.

7. Board Action Requested

1. **Road Maintenance:** Approve up to \$15,000 in additional Roads Budget funding for Hoch Eye Way, Whiffle Tree, and Halter Trail work.
2. **Road Signs:** Approve \$201.26 for Colt, Filly, Surrey, and Gallop Trail signs.
3. **Culverts:** Support continued County coordination; return any proposed SPOA-funded installation to the Board if necessary.
4. **Hoch Eye/Cutter Fuel Mitigation:** Approve up to \$3,400 from Fire Mitigation for Help on The Way, contingent on negotiating the proposed \$680/day rate.
5. **Trail Access Mastication:** Approve up to \$3,000 for K & G Land Services, with \$1,500 from Fire Mitigation and \$1,500 from Trails.
6. **Morrison Cove:** Choose between the 2026 volunteer-based project or deferral/rebudgeting for Spring 2027.

Respectfully submitted,

Adrian Pougiales
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Stagecoach Property Owners Association
August 2026