

2021 PROPERTY MANAGEMENT COMMITTEE REPORT  
Submitted by Steve Boone, PMC Chair

PMC Members-Steve Boone, SueAnn Olson, Steve Peters

The past year has been relatively quiet and uneventful, a welcomed change to the previous year. That being said, the PMC remained busy monitoring our areas of responsibilities.

SNOW REMOVAL:

The snow year proved to be a series of mostly light snowfalls requiring far less plowing than previous years. While the canyon could always use more moisture, the lack of numerous heavy snowfalls allowed us to make some much needed repairs and improvements to our roads without busting our overall budget.

ROAD REPAIR and MAINTENANCE:

As alluded to in the previous "Snow Removal" report, the Road Repair and Maintenance budget was exceeded due to some badly needed repairs being completed as well as the cost sharing we maintain with Elk Spring Ranch POA. Going forward, the PMC will remain focused on balancing the needs of the canyon while at the same time monitoring the need of maintaining our Road Repair and Maintenance budget.

GRAZING LEASE:

The herd of cattle was delivered on or about 19 June and is anticipated to last till approximately 15 August, conditions permitting. The herd's size is as normal, 30 pair of momma and yearling, and 1-2 bulls. I, as the PMC chair, spoke with Shaan Bliss, our NRCS Rep, in early spring in an attempt to coordinate a time when we could conduct a "pre-graze assessment". Unfortunately, a suitable date was not available prior to the graze due to conflicting schedules. However, the phone conversations we had indicated we both felt the canyon was healthy enough to support the herd. As always, the health of the canyon will be constantly monitored and the graze may be terminated early if conditions require. A post graze assessment will be conducted in the fall to allow us to jointly evaluate the sustainability of future grazing.

WEED MITIGATION:

With the new Elk Stream Ranch Noxious Weed Management Policy in place, we had some performance issues with the previous weed mitigation contractor and the canyon was not maintained to our preferred standards. A change was needed. I'm happy to report we have a new contractor, Bonfire Weed Management, owned and operated by Bonnie Loving. Bonnie is intimately familiar with the needs of our canyon, as she has maintained Elk Spring Ranch POA to our north for years. Bonnie also serves as Program Director of the Montezuma County Noxious Weed Department. I'm confident Bonnie will serve our community very well, both as a contractor for the association, as well as serving the needs of individual lot owners who solicit her private services. Bonnie asked me to pass on to our members

that in her position as Program Director of the MCNWD, she may be called upon to inspect properties alleged to not being properly maintained for noxious weed control. In those cases, if the situation requires her to issue Warning Letters of Notice from Montezuma/La Plata County Weed Control or follow-on Enforcement Letters, the owner will be required to hire the private contractor of their choice to mitigate the noxious weed infestation. However, in either of these cases, Bonnie will not be available to conduct private weed mitigation for those lots, so as to avoid conflict of interest considerations. Having said all that, we on the PMC, in unison with the board, are thrilled to have Bonnie as part of our association team, and are confident she has the skills and the commitment to serve our members very well.