

## Property Management Committee Report

August 6th, 2022 Annual Meeting of ESRPOA

Submitted by Steve Boone, PMC Chair

The last year proved to be another year of transition. A number of properties changed ownership and two new homes were built. We welcome all of our new neighbors into the community!

**Snow Removal:** The winter of 2021/2022 proved to be relatively tame, with one or two heavy snows in December, followed by a series of light snows through February. Our Spring was very dry, but thankfully, we've had a great start to the monsoon season starting in mid June, which brought some much welcomed moisture to the canyon.

**Road Repair and Improvement:** Once again the canyon roads were in good shape going into winter last year, and came out in relatively good shape this past Spring. However, strong and continuous monsoonal rains, which began this past June, has left parts of the roads with minor cuts and the bar ditches cut in places which are in need of repair. Our road contractor, Cecil Thurman, plans to bring his equipment into the canyon this week and begin road maintenance in earnest.

The only significant road project completed this past year was the new gate installed at our entrance. The old gate was falling into disrepair and was easily and repeatedly breached by trespassers. The DRC wishes to extend thanks and gratitude to the members of the board for their diligence and determination in improving the security of our community.

**Grazing Lease:** Due to late notice of the news that our cattle grazer of many years, Wayne Robb, was not going to be available for grazing this summer, the PMC, with approval of the board, elected to take advantage of a county program called 'Resource Protection'. The program allows the property owner(s) with a history of grazing to skip a grazing season to allow the recovery of the grazing land which might be stressed by extensive previous grazing, lack of sufficient rain for grass growth, or insufficient water sources for the herd. These conditions were beginning to emerge at the time and it was obvious the canyon would benefit from taking advantage of the program. As I explained in a message sent to all properties at the time, this program can only be utilized one year at a time, so the PMC is already researching potential grazers going forward in

preparation of resuming grazing next spring. The PMC Chairman will be working with the county to ensure all involved properties will maintain their Ag status for this year.

**Weed Mitigation:** ( Update for New Owners' Benefit)

Bonnie Loving is our weed contractor, and has been since 2021. She owns and operates Bonfire Weed Management. She is also Program Director of the Montezuma County Noxious Weed Department. She asked me to pass on to new members that in her position as Program Director of the MCNWD, she may be called upon to inspect properties alleged to not being properly managed for noxious weed control. In those cases, if the situation requires her to issue Warning of Notice from Montezuma/La Plata County Weed Control. Or, if the Warning Letters are not heeded, and the infestations continue, the follow on Enforcement Letter, the owner will be required to hire a 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 grateful to have Bonnie as part of our Association team, and are confident she has the skills and the commitment to serve our community very well.

To find & review ESRPOA Weed Policy go to:

[elkstreamranch.org](http://elkstreamranch.org)

-search Governing Documents

-Policies

#15 Noxious Weed Policy

FINAL NOTES:

Thanks to my 2 committee members, Sue Ann Olson & Barry Stone. I know there wasn't much activity this year, but sometimes that's a good thing!