

End of Year 2020 Manager's Report

2020 was a different year; it was a heavy snow year which resulted in a lot of wear and tear and repair for the equipment. Due to the fact that we have, over the years, made certain maintenance issues a lower priority, it was time to take action before we would have major problems. Then COVID-19 hit and put an entirely new twist on everything. Normally, I would report the following list of what was undertaken in 2020 at the Annual Meeting in the summer, but due to COVID-19 that meeting was postponed. Here is a list of repair, maintenance and upkeep items we accomplished:

1. Repair of the sign at the plat B well site. East end had to be totally redone. West end will have to be done in 2021.
2. Dutch Canyon trail, construction of gate to restrict vehicles, clean up of the slash piles.
3. Road repair on Comanche Drive, Canyon Ridge, Black Hawk, with more work to be done.
4. Level the parking area along Mountain Way, add gravel and reconstruct access and get proper drainage for the parking area and construct a barrier around site with logs (from fuels reduction program) and boulders.
5. Work with County on reconstructing Mountain Way from parking area North to Loveland Lane to get proper drainage.
6. Construct north side of Nez Perce Circle. This will also require moving fire hydrant out from center of circle to edge of circle including providing water meter for new house.
7. Stain and repair of fence at Dumpster site. And Stain or paint all signs and buildings. B well house will need to be done 2021.
8. Repair and provide access for fire control and future repair of fence, improve and repair existing fence.
9. Install water meter (move existing north for new home). Find sewer hookup for same site.
10. Clean culverts where required.
11. Construct Bay on Big Shed in order to provide a dry and warm site for repair of equipment and to also provide a heated area for equipment that must be kept warm above freezing.
12. Put up new antennas on # 2 and #3 reservoirs for safety and maintenance.
13. Work with Project Manager from Keller Engineers on the upgrade of east side sewer system.
14. Complete the cleanup on the fuel's reduction program.

This past year we have had over 15 lots change ownership, and an additional 10 lots with homes.

For 2021 we will need to complete the road work done in 2020 and continue to work with the County on improvement of Mountain Way. Also, there are two cul-de-sacs that need to have work done on them (Mule Deer and Dogwood). We will also need to continue to work on culverts and clean up on the fuel reduction program's slash piles. The West end of the entrance sign will need to be done. In addition, we will need to work on dust abatement.