

# Common Area Maintenance Committee

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**Committee Members:** Andy Pursch – Chair, Angie Chiquette, Brian Chiquette, Busy McLean, Critter Thompson, John Spencer, Steve Keppers, Tom Coseno

**Responsibilities:** Ensure the following are accomplished:

- Install and maintain road markers during snow season
- Plowing during snow season
- Develop plan for alleviating large drifts in certain areas.
- Maintain / Install snow fencing as appropriate
- Periodic spraying to eliminate as many noxious weeds as is reasonable given POA financial situation
- Work with county for possible rebates, spraying capability
- Provide expertise and encouragement for all property owners to keep weeds on the deeded parcels under control
- Maintain operational status of Front Gate
- Manage the grazing lease particulars so that TVW maintains its Agriculture exempt tax status and receives the desired income from such a lease. Interface and coordinate with the cattle rancher during the time the cattle are on TVW property.
- Oversee hiking trails on ranch
- Coordinate with, and assist, Firewise Committee on wildfire mitigation activities

## 2020 Mid-Year Update

### Front Gate Maintenance

Coordinated work with contractors to remove and clean out cattle guard at front gate. This was in response to reports that cattle had left the ranch and were seen on Highway 160 when the front gate malfunctioned.

Researched new gate security access systems, that utilize current technology, to more easily monitor and maintain the database of access codes. Recommendations were provided to the Board.



Cattle Guard after re-installation and regrading

**Highway 160 Fence line Inspection**

This activity was also a result of the cattle escaping from the ranch. The fence was inspected and it was determined that there were no serious issues. There were some areas that are in need of repair but it is thought that they do not pose a threat for the cattle leaving the ranch. Discussions were had with local CDOT representatives regarding repairs and/or replacement of the fence. There are limitations as to what CDOT can do but the primary constraint is budget. At this time it would be difficult to have them make the repairs. Given that the repairs would be minor we believe that this could be done by volunteers from the ranch.



Typical damage to Southern Fence  
Top strands of barbed wire are down



## **Weed Control**

Annual weed spraying was completed in early summer. The worst areas of the ranch were done which included most roadside areas and areas in the East Valley. The East Valley was especially bad this year which resulted in limited treatment in other areas. Since the 50% matching funds from Huerfano County were not available this year, our budget for spraying was insufficient.

We have also been working with the county to provide educational material to the POA on the treatment of noxious weeds. A document has been produced describing the most common weeds we have on the ranch and an FAQ is also being written covering many of the common questions people have about treating these weeds.

## **Installation of Culvert in Mitigation area**

As a result of the mitigation work done last year in the West Valley by Team Rubicon it was necessary to provide a means for crossing a seasonal stream to gain access to this area. It was decided that a culvert would be sufficient and one was kindly provided by Larry Morgan. Access to the mitigation area is almost complete and at such time we will begin removing all the logs.



## **New CAMC Rules & Regulations Document**

The CAMC has worked on updating the existing rules and regulations document. This document was last updated in 2010. It was reviewed by the committee to insure that all rules and regulations were still relevant. This document is being presented for approval by the POA at the 2020 Annual Meeting.

## **CAMC Web Page**

A new web page was created to provide the POA with information regarding Common Area activities. Along with this there is now a dedicated email address for the CAMC. It is as follows: [TVWCommonArea@gmail.com](mailto:TVWCommonArea@gmail.com). All property owners are encouraged to use this email to contact the CAMC to address any Common Area issues you may have or to pass along information.



## Emergency Access Gate

The Board has approved the creation of an emergency access gate next to the primary Front Gate of the ranch. It will be on the east side and will involve expanding the area where the existing Elk gate is located. This is to provide a means to gain access to ranch in the event the Front Gate is not in service. The area will be expanded by approximately 4 feet to provide easier access for Fire and Emergency vehicles.



Location of Emergency Access Gate. Existing gate will be expanded to East (Left in Picture)

## Volunteer Activities

Special thanks go out to the following families for participating in volunteer clean up activities. The McBroom Family worked on clean-up of the mastication area along Big Horn Road.

We also had a large crew recently work on an area referred to as Bear Creek. This is the area east of the Lynn residence that leads down to the crossing of Elk Drive. There was, and still is, a lot of lumber and slash that remained from the harvesting done last year. In heavy rain this will pose a threat to the crossing just repaired with the NRCS grant. Thanks go out to Kathy & Tom Coseno, Mary & John Frederick, Barbara & Frank Biondolillo and Family, Karen Pursch and Walt Lynn



## **Remaining Work/Projects**

### **Complete the TVW ORV and Hiking Trail Guide**

Work is nearing completion on a comprehensive guide to all current ORV and hiking trails. The guide will provide a short description of each trail and will also provide information on distance, elevation gain and difficulty rating.

### **New Ranch Map**

A new ranch map is being produced utilizing imagery from 2019. All roads, trails, ponds and major infrastructure will be included. This map will be available from the CAMC page on the TVW website.

### **Dumpster Relocation**

A new permanent location has been identified for the dumpsters. A proposal will be given to the Board and if approved, excavation and site prep could begin within a few weeks. The dumpsters are currently in a temporary location as a result of them violating state laws being within a specified distance of the gas well head. The current location will not be suitable once winter weather begins.

### **Complete Fence Line Inspection**

Our goal is to complete the inspection of the fence line for the entire ranch. We know of many areas in need of repair but there are areas that have not been inspected in years. Our goal is to identify and document those areas so that can be used in future planning. We will also map the physical boundary which can then be used to update the new ranch map.

### **New Snow Plowing Markers**

Install new permanent markers for at risk phone boxes along road. These markers will be more visible and aid in identifying those phone boxes that are at or below road level when snow plowing.

### **Complete Roadside Cleanup and Clearing around Phone & Electric boxes**

We will continue to clear all roadside areas where mastication work was done last fall. Also, there are several areas that vegetation has encroached on the area surrounding phone and electric boxes. These areas need to be cleared as part of the wildfire mitigation efforts being done on the ranch. This is weather and volunteer dependent.

### **Snow Fence**

Inspect and repair, when necessary, all installed snow fence.

## **2021 Goals/Projects**

### **Front Gate Mechanical Control System**

The Front Gate mechanical control system is very old. Our goal is to be proactive in acquiring bids on installing a new system. It is feared that at some point parts will no longer be available for repairs so we want to do our best to get ahead of the game.

### **Update CAMC Web Page**

We are investigating new software that would expand the capabilities and information that we can provide to the POA via the CAMC Web Page.

### **Increase Volunteer Involvement**

There are still many projects that need to be done on the ranch. Volunteers are always welcome and needed.