

October 24, 2011

SPOA Board Report to the Association Membership

As we prepare for another winter at our mountain wonderland, we felt it would be appropriate to give our association members an update on the summer's activities.

Thanks to the outstanding efforts of Scott Halton & the Roads Committee, along with the help of other members, some critical culverts were replaced and several loads of gravel were laid down on our roads this year. Please take time to thank Scott & others for their efforts. Considering all that has been occurring on the mountain this summer, we believe our roads are in good condition. We have incurred substantial costs this year to maintain equipment & roads. Fortunately, we had a large enough reserve in our funds to absorb these costs this year.

We will present an accounting of expenses and a new budget to the members at the spring banquet next year, but it has become obvious to the Board that an increase to our membership dues will be required for 2012. This was discussed with the body of the association membership who attended the summer picnic held in Fairview this summer. It was a virtual consensus by those at the picnic meeting that it is appropriate to increase the dues to cover rising costs and the anticipated increased expenditures that will be required in the future. Since this measure was approved at the summer meeting, the dues will be increased for 2012. Notification of the new annual amount for dues will be distributed in the near future.

As an update regarding the logging efforts at the property this year, we are happy to report that substantial progress has been made to remove the trees that were killed by the beetle infestation several years ago. We were hopeful that this project would be completed this year, but it is obvious that we will not be that fortunate. We believe that most of the work will be done, but the project will probably not be finished & thoroughly cleaned up until 2012. As was conveyed to the membership at the summer picnic, due to the continued depressed logging economy, the only way we could get this work underway again was to agree to allow the loggers to remove the trees without having to compensate the association property owners for the timber. The Board was told that the beetle killed trees are approaching the end of their beneficial life for harvesting & cautioned us that if the trees were not removed soon, we would likely end up having to pay someone to remove them because the trees would not be worth harvesting. Additionally, we were informed that the State of Utah & US National Forest would be putting up a substantial amount of acreage with dead timber near our property for harvesting as early as next year. Once that timber is allowed to be harvested, it is unlikely that we could get any logging company to come in to the association property to complete the work. Therefore, we felt it best to proceed in 2011, even though it meant we would no longer receive any additional funds for the timber that was harvested. While we are disappointed that the project will not be finished this year, we are happy with the progress to date and are pleased with our decision to move forward with the logging efforts this year.

Finally, it has been disappointing that we have not received full cooperation from all members during the logging process to allow the work to be done in the most efficient and most comprehensive manner possible. Because of the lack of cooperation & refusal to grant the necessary permission to cross certain properties, it may result in some areas within the association not being able to be harvested. We believe that every property owner has the right to have their property logged & we will continue to pursue having that done if it is at all possible &/or reasonable to do so. We again encourage all members to cooperate with efforts to have all association lots harvested of dead trees that continue to present an every increasing danger for a variety of reasons to all association members.

Sincerely,
SPOA Board