

July 14, 2022

Summer 2022 Project for Remediation of November 30 to December 1, 2021 Windstorm Damage to SBR Forests

Update

There has been a great deal of misinformation sent to owners (and former owners) concerning the FireSmart/Windstorm Cleanup project and the Board thought it would be useful for owners to be provided with the facts.

FAQ 1: The project was not secret and has been noted in the Board minutes (which are published) for some time. Unfortunately, due to an unintended miscommunication with the contractors, the project commenced on Friday before the Notice -- that was circulated to all owners on Monday -- could be prepared and sent.

FAQ 2: At no time was there any intention to "log" the ranch or any part of it. In order to gain access to storm damaged areas for clean up and remediation purposes the contractors must create trails wide enough for their equipment to travel through carrying logs and must also create a periphery to the areas where the wind downed logs are located wide enough for their equipment to operate and turn. This means a width of roughly 30 feet. Moreover the removal of deadfall results in a good deal of debris being left behind and this debris must be staged for removal to safe burn areas where burning can take place when the ground is frozen.

This is what took place this past Friday and Saturday – trails and staging areas were cut from standing tree forest areas so that the boneyard deadfall could be removed.

FAQ 3: The blow down areas are not conveniently located next to roads and pastures. For the most part they are in forested areas and access to and around

them must be created so that the blown down trees may be safely removed with logging equipment. This means that standing trees must be removed.

FAQ 4: The project has always included the remediation of each cleaned up area within 30 days of completion. This means that the forest floor will be smoothed and debris left by the clean up operations will be removed to burn piles. As a result of the remediation, the forest floor will be in suitable shape for replanting this coming spring.

FAQ 5: The next windstorm will inevitably blow down additional trees. Trees most likely to be blown down will be those with age-related root rot and insect (primarily Spruce Budworm and ant) damage. The blow down of these trees poses a danger to wildlife, horses and humans on the ranch. Additionally, these trees, when downed, present a fire hazard.

Prudent practice is to select trees which are "likely candidates" for blow down in the near future and remove them -- before that happens and when there are contractors available to take them. The Board is not expert in identifying problem trees but has always planned to bring in a contractor with that skill while the equipment capable of selectively removing unhealthy trees is at hand.

FAQ 6: Removing wind downed trees is not an environmental hazard. Rather it is a means of giving the environment a head start on recovering from a natural disaster. Selectively removing unhealthy trees is not an environmental hazard either. Rather it is a means of protecting re-growth and neighbouring trees from damage and light deprivation.

FAQ 7: The economics of the project are straight forward and advantageous to the ranch. The owners will not be special assessed for the costs of the project because the contractors' sole recourse for payment is to the deadfall and standing trees that are removed. The ranch will receive a fair market value royalty of roughly \$25 per ton for any standing trees which need to be taken for the limited purposes noted above. The royalties received will be applied to offset the replanting costs that will be incurred in the spring of 2023, so as to minimize any related monthly condo fee increase.

Call for Comments

The Board needs to carry out the project as originally planned on a timely basis and fulfill its obligation to steward the SBR lands. This will require the cutting of access trails and working borders in respect of blow down areas other than the Boneyard where the work (other than winter burning of debris and spring replanting) is now within a day or so of being finished. It will also require the culling of unhealthy standing trees that are third party assessed as being highly likely to be blown down in the next windstorm.

It is important that the Board hear from owners -- your questions, your comments and most importantly your views about continuing with the wind damage clean up and the remediation of the damaged areas. Remember if you do not share your thoughts by responding to Renaissance Management in writing (email is of course fine), the Board can only assume the views of a few represent the views of the majority.

Owners are asked to provide comments *with the above FAQs in mind* by the evening of Sunday, July 17th.

Update

As noted briefly above, the loggers expect to have been able to clear out the wind downed trees from the parts of the Boneyard area (to which they have access due to their Friday and Saturday activities) by the end of this week. They cannot continue their work in new areas without removing to create access trails and staging peripheries. Thus they will be going to another job with their work at the ranch mostly incomplete unless and until the Board gives them the go-ahead for tree removal (limited to providing access and staging) as soon as possible.

