

October 14, 2022

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

Update

This notice is intended to bring owners up to date on the progress of the wind damage remediation project.

Current Status

Our remaining forestry contractor, Kelly Dunford, has largely completed the clean-up work in the West Pasture Area, although there may still be some ongoing work. He was able to use the low impact approach he had hoped to use and as a result there is little visual impact from the work.

Next Step

Kelly now wishes to move ahead with the next clean-up phase of the project by addressing the removal of wind-downed and hanging trees from the Condo Pasture Area. He is proposing to start this work on Monday the 17th and does not expect that what is being proposed to be noisy or otherwise invasive to owners. He plans to use the same low impact approach as he used on the West Pasture Area and advises that this part of the clean-up should actually be even less noisy than the West Pasture Area clean-up.

As was the case with the West Pasture Area, work will be done using smaller, lower impact equipment with a view to removing wind-downed and hanging trees in a manner that minimizes the need to cut standing trees for access. Kelly will remove the wind-downed and hanging trees from the ranch as he goes and without needing to stage them. He has advised the Board that this aspect of the project will

take roughly 1 to 2 weeks, weather permitting. There will likely be a burn pile left behind when the work is done, to be dealt with when weather permits.

Kelly will be using a Skidsteer and chain saws for the Condo Pasture Area work. He anticipates that there will be limited removal of standing trees for access since the majority of the wind downed and hanging trees in the Condo Pasture Area are fairly accessible without the necessity of clearing trails.

Kelly plans to leave a tree barrier between the pasture and the lot line unless – as was requested by one owner – he is asked to cut right to the fences that mark that part of the common area property line that borders on an owner's property line. Those owners whose Units border on the Condo Pasture Area to be cleaned are asked to let Kelly know as soon as possible whether or not they want that level of common area clearing. Those owners who object to this are asked to voice their concerns to the Board right away so that a dialogue can be opened between affected owners.

Kelly notes that the appearance of the Condo Pasture has already been compromised by the significant presence of wind downed trees and suggests that the clean up operation should be net positive for everyone at the ranch.

As has been the case in all forestry work done to date, the work in the Condo Pasture Area will be wind damage clean up work and will not involve the removal of standing trees except for access purposes. As noted above, Kelly has advised that access to the windfall and hanging trees in the Condo Pasture Area is unlikely to require much in the way of standing tree removal.

The next area to be cleaned up will be the Ravine Pasture Area located both adjacent to, and North of, the Condo Pasture Area. This work will not be commenced before an Update Notice describing what can be expected has been circulated to owners.

The enclosed photo shows wind damaged trees in the Condo Pasture Area and gives a sense of the kind of damage being addressed.



Future Considerations:

Once all clean-up work has been completed, the Board will need to look into the extent to which Rick Arthur's recommendations for the removal of end-of-life standing trees can be pursued. Owners will be contacted in advance of any related decisions.

Please note that all work areas are quite hazardous while the work is going on, even after hours. Owners who would like to see what is going on are asked to contact Gary Bennett (403-931-0373) and ask for a tour – Gary will be happy to set something up.

