

2020 CMR Road maintenance plan, Revised 3/2020

Leading into 2020, there was much discussion of hard surfacing a short section of road. As we enter 2020, it has become obvious that this is not a good plan for us, as the mobilization cost for doing a short section of road will be a significant part of the cost.

Instead, the Roads Committee, with input received at a stakeholders meeting, has come to the conclusion that this will be a year for getting some maintenance equipment in order, and improving dust control measures along the high traffic portion of 35.

Primary goals for 2020 are to have a functional water truck for watering the roads, a grader that can be used for ditch work and grading of secondary roads at a minimum, and two water tanks; one at the fire barn installed with support from Mancos Fire Dept, and one near the large pond on resident Bob Sanders' property at the end of K.1.

Dust control the past few years has been deemed inadequate along the spine of 35, so we will try a two-treatment plan for 2020, using mag chloride early in the year to control dust and get the road in good shape, and then Earthbind mid-summer to provide continued dust control and road holding through the remainder of the year. Using Earthbind for the 2nd treatment eliminates the risk of a good monsoon season washing a 2nd apply of mag chloride away. It also makes the roads less muddy in the following winter.

The 2020 Roads budget approved by the Board of Directors is \$53,895.

Working within this budget, the Roads Committee will strive to complete these roads related activities:

Acquire moveable/fixed maintenance equipment (\$20,950)

- 1998 GMC 2000 gal Water Truck: \$11,500
 - o \$1000 registration + insurance + maintenance
 - o \$250 fuel budget
- 1955 Cat 12 Motor Grader: \$4500
 - o \$500 preventative maintenance once acquired
 - o \$200 to move it from Cortez to CMR
 - o \$250 fuel budget
- Water tanks: 12,000 gal tank (free) from Los Pinos Fire. 3,000 gal tank <\$500 from Belt Salvage
 - o \$1500 to install 12,000 gallon tank at fire barn
 - o \$750 to install tank at Sanders residence

Maintenance (\$32,945)

- Treat high traffic areas for dust control and stabilization
 - o Mag Chloride in April, 35 to J.9 (Apply rate based on traffic and budget) \$11,500 (est)
 - o Water occasionally as necessary to keep mag working \$500 (est)
 - o Earthbind in ~July, 35 to K.3 \$19,500 (est)

- Place remaining concrete “rip-rap” in wash along 36.7. Use larger pieces under critical culvert outlets to slow erosion where possible
- Perform survey of roadbase depth and publish report with recommendations as requested in stakeholder meeting
- J-8 improvements including pulling ditches, re-sculpting shoulder to narrow roadway to 22’ max driving surface and provide proper drainage
 - o Excess material from narrowing will be used to bolster areas where culvert undercutting has caused the roadway to become unstable and narrowed
- Reimburse residents for equipment use \$1445 (est.)

Other Actions/Options to consider

- Speed control devices per board recommendation as outcome from stakeholder meeting
 - o Test Installation of 2 speed humps, vicinity of mailboxes as directed by BOD (Resident Bob Sanders has offered to pay for one)
 - o Feasibility study for calming circle, J.7 or other TBD intersection
- Collect next year’s dues from willing residents and use some (Less than \$10k) of that money to purchase speed humps and/or restore crown and place 2” of roadbase on J.8 and portions of J.7 this year

2020 Annual Meeting recommendations from stakeholder meeting

- Ask members to raise dues \$50-100, based on deficiency results from roadbase depth survey report and recommendations
- Ask members for a 2 year (3yr?) “special assessment” for hard surfacing 35 to K.3
 - o Budget and work plan needed
 - o Much road prep needed