

2/8/23 CMR Road Committee Meeting Minutes
At CMR Fire Equipment Barn

Attendance: Stan Mattingly – mtg chair
Terry Wheeler Chris Hinds Robby Moy
Diane Cherbak David Nighteagle Roy Wilkinson
Phil Mayor Dave Oswald John Lett
Mike Noland Jennifer Noland Stephanie Morton
Steve Campbell Duncan Rose Phil Bock (by ZOOM)

ZOOM broadcast connection was made several minutes past mtg start time. The Rds Cmmttee extends its' regrets for inconvenience it may this may have caused.

Committee status – Mike N. explained his view on the need for reactivating the Rds Cmmttee. He and the other HOA BOD members present concurred that an email from the BOD will be forthcoming declaring the active status of the Rds Committee from the BOD standpoint.

Committee leadership status – a few Rds Cmmttee members were discussed for the Rds Cmmttee chair. Robby Moy volunteered and was accepted into the position with no further general discussion.

Committee charter – this document, in draft form, was briefly presented and in the interest of shortening mtg duration, it was informally resolved that this draft document be shared with current HOA BOD and Rds Cmmttee members for review and comment via email.

CMR HOA Reserve Fund relationship to CMR Roads Program – a general discussion of this agenda item was held. Mike N. stressed the need to move forward on any issues unresolved from prior BODs. It was presented that the experience of previous CMR roads emergencies have required funding that is not routinely included in the annual Rds work plan and budget.

CMR HOA Roads Program 2023 work plan and budget development – the following items were briefly presented:

- Mag chloride apply – prior experience show 2 applys per non-winter season are needed
- Road J.7 problem fix – high priority
- Rd 35 Hard surfacing alternatives – oil mat long term fix is getting to be high priority
 - Implementation issues – need more roadbase
- Proposed CMR Roads Stakeholder Meeting – no dissenting opinions were offered
- Other issues needing to be resolved

Key Cmmttee members warned that with current dues amount the current projected HOA dues revenue capacity for addressing roads issues and needs is being increasingly eroded due to inflation. The time for needing to request higher dues amount for increased revenue is quickly approaching.

Other committee work opportunities were discussed – many work items' timing are dependent on snow meltout and/or drying period

- Pothole filling on 35 and cold patch at entrance oil mat
- Final shaping of entrance oil mat south east lateral drainage ditch

The following HOA owned equipment maintenance was briefly presented and there was no further discussion from attendees

- Water truck - there are leaking hoses and pipes needing repair.

- Grader

- New cutting edges are needed.
- Acquisition of a grader upgrade was discussed with no dissenting opinion voiced

Next Rds Cmmttee mtg will be held at 6:00 pm, February 22, 2023 at the Robby Moy (ph 214 354 3739) residence on east side of Rd 35 north of Rd K3 intersection.

Mtg adjourned at 7:45 pm