

3/8/23 CMR Road Committee Meeting Minutes

Attendees in Person: Stan Mattingly, Terry Wheeler, Robby Moy, Phil Mayer, Diane Cherbak, John Lett, Stephanie Morton, Chris Hinds

Attendees by ZOOM: Phil Bock

CMR HOA Roads Program 2023 work plan and budget spreadsheet development and discussion -

Subject document was presented for final committee input before submittal at March HOA BOD mtg

Discussion -

Road 35 – 24’ or 22’ wide? Traffic volume warrants 24’ road hard surface width from entrance to top of hill and 22’ from top of hill to K.3 for hard surface financial feasibility study

There is a need to present questions to HOA members on their road use needs, wants and expectations via Survey Monkey – there was discussion on whether the existing speed humps need to be reinstalled Fire Roads Improvement project will be deferred to 2024 to get CWPP grant funding and move up other projects such as Rebuild Rd 35 cul-de-sac eastern ditch, Finish oil mat east side ditching, and Begin Rd K.1 Improvements

Last two projects (Reconstruct entrance oil mat and Chip seal for 1 mile from entrance) are information purposes only

Roads Committee Standing Administrative Process draft – no comments have been received on draft document so document will be emailed to webmaster for posting to Roads Committee HOA website subpage. The committee chairman will receive copies of all road work materials and contractor services related invoices

Proposed CMR Roads Stakeholder Meeting – Terry Wheeler to check on availability of Elks Club large meeting room. Lunch may have to be purchased by attendees to obtain room.

Volunteer Waiver forms – there are 4 forms – water truck operator, grader operator, general roads volunteer, and fire mitigation general volunteer. 2023 Forms were available for volunteers to sign. Coverage for use of personal equipment should be investigated before next liability insurance renewal.

Other committee opportunities and discussion – many work items’ timing dependent on snow meltout and/or drying period

Pothole filling on 35 – need a pile/truck load of roadbase and this can be done now with some of the drying roadway surfaces

Cold patch at entrance oil mat – is more easily performed when cold patch is moderately warm so the higher the ambient outdoor temps the more easily handled the cold patch mix is

Upcoming projects

1st 2023 Mag chloride application – mid-April is optimal date for CMR because GMCO, the contractor that we have been using for the last several years will be the lowest bidder and they get bigger, higher priority jobs beginning in May

Other early 2023 road work projects- The following projects can begin as soon as snow melt out (also pending BOD Rds works plan and budget approval)

Road J.7 repairs – needs a culvert and contractor service acquisition for trackhoe

Rebuild Rd 35 cul-de-sac eastern ditch

Chris announced that HOA owned grader has been repaired and is now in working order

Next Mtg – May 10, 2023 6:00 pm – Location?