

CMR HOA Roads Committee

Wednesday, July 13, 2022 Meeting Minutes

Attendance: Chris Hinds – Meeting Leader Terry Wheeler Robby Moy Phil Mayor Diane Cherbak Dave Oswald Stephanie Morton Dan Gagliano

Attendance via Zoom: Jaye Baldwin Becky Cover

Meeting was held at the Moy residence and called to order at 6:08 pm. There was attendance capability via Zoom for this meeting with two participants. Thank you to Robby Moy for hosting!!

Work to date

- Mag apply part deux - Road segments intended to be treated with mag for dust control were graded and mag was applied on the 8th of July. This apply was not the upcoming “refresh” for 35, but rather a continuation of the first apply to cover 35 past K.3 and K.3 to J.6.
- Entrance work- Mountain J Excavation will get to the entrance work... Some time... Broken equipment has delayed their start date. The last contact that was made had them starting this Tuesday. (Which was yesterday as of this meeting)
- Culvert extension – To facilitate bolstering the road near the Eastin residence with material from the entrance, the culvert was extended about 14’ in two segments. Phil Mayor and Chris Hinds handled the installations.

Upcoming tasks

- Culvert patching on J.7 and K.3 should be done soon. (Members were waiting for gnats to leave)
- Support entrance work: Possible need to spread or place material around culvert above Eastin
- Continued watering of treated sections of road as needed.
- Mag refresh was supported by committee, everyone agreed to follow the recommendation of the GMCO driver that said a .25 rate would be fine for our refresh, as we have built up sufficient mag in the roadway at this point.
- Some equipment maintenance is still needed on the water truck. Will be done in the next few weeks.
- Hinds needs to set up camera at fire barn to try to get a traffic count. Robbie Moy will do the count once we have it set up.
- Cold patch entrance blowouts after contractor work is completed, Moy trailer may work for getting and placing the cold patch.
- Some pothole patching along 35 (gravel) will happen Sunday 7/17 at 8AM. This as prep for mag refresh.

Open Discussion

- Committee discussed supporting CMR president’s efforts to establish a baseline budget that would involve using contractors for almost all road work, and would include getting more material placed each year to bring our roads up to proper maintenance levels. The committee supports the effort to develop and present a budget so residents can understand how much it would cost to have contractors doing all maintenance, rather than the present situation of doing as much as we can afford using volunteer labor.

- CMR president has made it clear that he intends to disband the Road Committee and have instead a “Scheduling and Safety” committee that will handle getting all roadwork done via contractors. This was discussed, with some concern of the motive behind this effort, as well as the possibility of having non-roads people trying to oversee road work. It seems the present committee could be re-tasked to support this effort, since we are already doing these things when we use contractors... Further discussion with the president and BOD is needed to understand the reasoning behind disbanding the present roads committee and having a new committee who’s primary responsibility would be... road work. ?
- Committee discussed CMR President’s statement to several members that we WILL be selling the grader in Feb 2023. The committee doesn’t understand this direction, as the grader is our primary tool for being able to take care of the roads when we have precipitation, which makes any repair or grading efforts much easier than trying to do repairs in dry conditions using the water truck. CMR paid \$4500 for it, and it saves us more than twice that every year we own it. In addition, it allows us to do small repairs rather than waiting until there are enough problem areas to justify bringing in a contractor for half a day or more. Committee agreed that IF the board can get our residents to pass a dues increase that would support using contractors for all work, WHEN roads no longer need occasional touchup work to keep them in good condition, THEN the grader would no longer be needed. At that time it would certainly make sense to sell it. It was noted that we paid \$4500 for the grader, and that we used it approximately 40 hours last year, and have already put 50 hours on it this year. Grading by a contractor costs at least \$150/hr.
- Committee members recommend to ALL RESIDENTS that the next BOD meeting would be important to attend. The BOD will be discussing and voting on many topics that concern the future of CMR in many respects. No matter your opinion on any of these matters, please attend and voice any concerns you may have.

Meeting ended 7:55PM

Next Roads Committee meeting - 6:00 pm Wednesday – Sept 14, 2022, location TBD.

Respectfully submitted,

Chris Hinds 7/14/2022