

CMR HOA Road Committee

Wednesday, September 14, 2022

Attendees: In Person – Chris Hinds – Committee Chair, Stan Mattingly, Phil Mayor, Terry Wheeler, Robby Moy, Diane Cherbak, Stephanie Morton, John Lett, Dave Oswald

By Zoom – Stan Wellborn, Elder Witt

Meeting was held at the Moy residence and called to order at 6:10PM.

Work to date

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- 7/17 Pothole filling on 35
- 8/7 Cold patch at entrance was done. Four Corners Materials gave about a ton of material to CMR as an apology for giving us the run-around after we got sent from Aztec to Durango for the material. (Thanks FCM!!!)
- 8/13 Culvert on K.3 was repaired by Chris and Phil. Damaged section will be used to make patches for J.7 culvert, which has a few rips in it from grader work years ago.
- 8/15 Chris Hinds and Phil Mayor spent 8 man hours cleaning ditches and culverts on 35 north of 35.6 after a heavy rain which also caused damage on J.7.
- 8/18 A second heavy rain came to the same area and filled the ditches back in the previous day. Phil spent another 8 hours cleaning them out again, and Chris used the CMR water truck to partially restore flow to a culvert that had been blocked. This culvert likely needs a fire truck to blast the remaining blockage loose and wash it through. Some scraping of primordial ooze off the roadway was done on 35.6 and J.7 as well after rain events flooded the roadway.
- 8/20 Fitting on back of water truck updated with valve and proper thread to work with hose and nozzle. This will be useful for rinsing culverts or for standby during mitigation work.
- 9/1 Committee members supported mag refresh on Road 35. It is holding well and the road seems to be holding longer even with the rain during this summer diluting the first apply. It was noted at the time of the refresh that the 80/20 blend that was used from the entrance to just past J.7 did not perform as well as promised. The cost was not much more, but since no performance improvement was noticed, it will not be used in the future.

Upcoming roads tasks

- J.7 work proposal has to date not been approved by the BOD. This work was deemed important to complete as soon as possible to avoid further damage to J.7 during heavy rain events. The proposal was sent to the BOD three weeks ago under the assumption that it would be approved immediately and under way by now. Instead, the two board members wrote in support and the BOD president simply stated that this work will have to wait until 2023 with no further explanation or communication. A second email was sent to the BOD explaining that this work is important enough that it really needs to be completed this year. One additional BOD member wrote in support, but the remaining three have not replied to the Roads committee, including

the Treasurer who suggested to us that money for this project was available and that we should ask for it and use it.

Other committee opportunities and discussion

- Chris Hinds informed the committee that he will no longer be chairman due to lack of support from HOA BOD executive leadership. Chris feels that BOD actions in the last year and a half have purposely resulted in a hostile environment for doing volunteer roadwork. Chris was willing to participate, but is no longer interested in leading as it is compromising his personal life at this time. Significant discussion ensued.
- Other committee members expressed that they all continued to hold the same goal of maintaining good roads for CMR subdivision. After more discussion of the current state of things, the committee decided to suspend committee operations at this time to bring awareness to the situation that has developed under the leadership of the current BOD.

Equipment maintenance

- Water truck
 - o Leaking water hose under cab needs eventual repair.
 - o Leaking section of pipe to rear hose reel needs to be cut out and replaced. (Use hose?)
- Grader
 - o New cutting edges will be needed this fall if it continues to see use.
 - o Chris Hinds has installed one new front tire and is in the process of mounting the second for installation.
 - o Starting clutch was adjusted as it was beginning to crunch a bit at engagement.

End of meeting 7:50