

Road Report

This winter's first snowfall was a doozy! The available snow removal provider failed to deliver. Manpower for many businesses and community's has been unavailable. Many thanks to our own residents Chris Ray and Tom Proctor for plowing us out with their newly installed ATV plow blades. Discussion: These two residents could handle future snow removal at a fraction of the cost. Compensation for these services would be extended: vehicle and blade maintenance, labor and "yet to be determined" will be presented at a later date. Would need to ensure that liability for the HOA is limited and that HOA does not have actual employees, may consider using these and others owners willing to do plow work.

Remember, it is your responsibility to be prepared for mountain winters. You should make prior arrangements for exiting the community by relocated car, ATV or mule if you cannot wait for plowing services. Discussion of how salting roads is not effective when snow is preceded by rain, as it often is here. Please, do NOT salt gravel roads.

What needs "roadwork" in 2022?

- A new home will be built on Quail Ct. later this year. Currently, Quail Ct. is not passable. Road Committee Chairman, Tom Proctor, has requested guarantee of build – we don't want to pay for an unused road. The job was quoted two years ago at \$26,000. Requote from JJ Construction will be pursued, plus an additional quote. The cost is expected to increase at least 20% from earlier quote.
- Asphalt repair/expansion on the first 50' of gravel on Raccoon, and repair asphalt and potholes on Dove Way.
- Fix all asphalt road "side support" to prevent road break away at edges
- Clean out all ditches
- Prep and gravel the muddy apron near the fence at the entry way. The Owner of that property has agreed to this to provide parking of cars and equipment on a TEMPORARY basis in case of EMERGENCY
- Grade and gravel all gravel roads; outdated quote at \$25,000
- In ground water diversion on Hawks View; previous installation was \$3,500 (expect a 20% increase)
- Erosion evaluation of repaired storm sites – some "failure" is occurring.
- Vegetation control: \$4,000 - \$5,000 each service (sometimes we need twice a year)
- Snow Removal: usually \$4,000 - \$5,000

The Road Committee estimates that will amount to \$76,000.