

9MR Road Report

10/10/20

NOTE TO HOA MEMBERS: This Report was created to inform the BOD for making expenditure and planning decisions; members should read meeting minutes or contact the BOD for information about how actual funds were decided to be spent.

On October 3 and 4, 2020, Road Committee members Bill Burman, Leo Culloo and Kirk Johnson toured all 9MR roads to assess for needed and wanted road repairs and improvements. The following report is a list of the items they found, as well as other items for the Board to consider spending current available funds on. This report also contains cash-flow/budget considerations at the end.

This Report does not include placement of 2019 Special Assessment gravel; the goal is to place approximately (50- 60) loads of gravel between now and spring 2021 as weather and hauler availability allows.

1. Mechanically unplug (5) culverts \$1480.00

2. Complete existing Work Order #03-2020 \$2900.00

This W.O. has been performed except mechanically clearing the plugged driveway culvert at about .6 Pine Bluff, and installing and finish grading the 2-3 loads of shale at the end of Wagon Wheel. The \$2900.00 shown is to pay for the entire work order, minus the gravel cost itself, as that will be paid under Special Assessment gravel and yearly replenishment gravel.

3. (2) loads of 1 1/2"- minus shale at end of Wagon Wheel \$440.00

4. Division 1: Point Drive (south) ditching \$415.00

Starting at 1.1 miles and going uphill about .1 miles. Will need 'call for locate' as well.

5. Division 1: Fix dust spot on Point Drive (north) \$550.00

At about .1 miles from Nine Mile road, dig out a dust spot and fill it with pit run, truck compact, and cap it with ½ load of 5/8"-minus PCI gravel.

6. Division 2: Fix dust spot at .25 Allen Drive \$1075.00

Same process as #5 above except install (2) loads of pit run base and no PCI gravel cap.

7. Division 4: Fix dust spot on Point Drive (south) \$1475.00

At about .7 miles, just below Eagles Nest intersection, install same as #6 above except add (2) loads PCI gravel cap.

8. Division 4: Fix dust spot at .42 Pine Bluff \$700.00

Same as #5 above except a little more PCI cap.

9. Division 5: clear ditch at Mallard Drive creek ravine \$375.00

10. Division 5: raise low road section at about .1 Meadowlark Road \$2745.00

This is the same capital improvement project as was outlined in the 2019 Road Reports, except add a culvert installation with it. This road section has occasionally been bad enough to cause a car to get stuck in its muddiness during spring melt.

11. Division 4: Old Tressle spurs reclamation \$2600.00

This item, as has been outline in prior Road Reports and 2020 Board meeting minutes, is to reclaim 1200' of road spurs that have never been maintained. There is a legal requirement to perform this item, and the work has been committed to in minutes.

12. Pick largest boulderheads \$1800.00

This item is to have a road contractor, with volunteer Road Committee labor help, spend one day to tour several road sections to remove and repair the worst of the large boulderheads sticking up. Road sections include upper Pine Bluff, Sunset Ridge Road, lower Mallard Drive, end of Meadowlark, and end of Blue Grouse. This is just an estimate for 1 day's machine time (however far we get), plus (1) load of PCI gravel for and (1) load of pit run base for filling holes.

13. Division 8: fix two dust spots at about .75 Gold Rush Ridge \$1350.00

Same process as #8, 7 and 5 above except using (1) load pit run base fill and (1) load PCI cap.

14. Raking various worst road sections \$2359.00

The following are the itemized spots:

1. \$1047.00 to rake 3 miles, Division 4 and 1, from entrance to Pine Bluff all the way up to Canyon Spur.
2. \$105.00 to rake .3 miles of Point Drive (north), Division 1, starting at the Homestead Spur intersection and going south.
3. \$175.00 to rake the first .5 miles of Allen Drive, Division 2.
4. \$245.00 to rake the first .7 miles of Point Drive (south), Division 4.
5. \$53.00 to rake .15 miles of Crest Drive, Division 4.
6. \$209.00 to rake the first .6 miles of Mallard Drive, Division 5.
7. \$175.00 to rake .5 miles of Mallard Drive, Division 5, starting at the Meadowlark Road intersection.
8. \$245.00 to rake .7 miles of Gold Rush Ridge Road, Division 8, starting at about .45.
9. \$105.00 to rake the first .3 miles of Longhorn in lower Division 8.

15. Yearly replenishment gravel \$10,000.00

This is the amount we should be spending at current prices to replace gravel for one year's worth of traffic wear.

Budget Conclusions, Considerations

- The current BOD-approved expenditure amount of funds available, per the August 29, 2020 Board meeting, is \$9000.00. That amount included working backward from the 2020/2021 budget amount of \$16,000 for road maintenance, subtracting some road maintenance bills that had already been incurred and paid, and then leaving the rest in checking to see how winter maintenance costs might overrun and to allow a fudge for if COVID-19 negatively affects assessment collections.
- The above road maintenance items add up to \$30,264.00.