

Road Manager's Activity Log

March – June 2021

by Kirk Johnson

March 2021

- Prepare road maintenance records files to be given to HOA insurance attorney responding to member James Mathis' frivolous lawsuit against HOA.
- Connects with all gravel haulers and work contractors for heads-up on spring work.
- Connect with gravel sources for the same, check stock availability.
- Complete all 2021 reserve study and assessment rates reports.
- Order first shot of raking, create work order.
- Respond to member inquiries about raking schedule.
- Coordinate with volunteer homeowner where rake is stored about Tim Mason coming to get it.

April 5, 2021

- Check in with Loomis AG (sprayer) to get ready for pre-emergent spraying.
- Order second shot of raking with Mason's Excavation.

April 6, 2021

- Create raking work order.

April 7, 2021

- Line up Garret Construction for late week or next week 1.5"-minus gravel delivery to Horse Trail drive.

April 8, 2021

- Meet with Tim Mason for raking order, comms to others about placing PCI special assessment gravel.
- Update comms to BOD.
- Schedule work for the end of Wagon Wheel in Division 3, go over raking/crowning details with volunteer raker for that road.

April 10, 2021

- Comms with RC about cement treating dust spots, web search and study.
- Comms about details of shale install for Monday; consider thickness, amount, grading and compaction.

April 11, 2021

- Comms with Tim Mason re: raking Cougar Drive, potential rake after HorseTrail shale dump, discuss PCI Special Assessment gravel install schedule, washing culverts, other repairs.
- Coordinate with volunteer owner where rake is stored.

April 12, 2021

- Meet with and outline Garrett Construction for a special assessment gravel placement.

April 13, 2021

- Inspect gravel placements, order raking touch up on one spot.

- Inspect new 1.5"-minus gravel source via McNall Construction.
- Contact 24/7 about Old Tressle reclamation work.
- Create cash flow watch numbers for season work approved.
- Deal with Garrett billing, breakout accounting categories and members who sponsored some loads in this billing.
- Correspond with member inquiring about gravel donation, gravel sourcing.

April 17, 2021

- Create 'pre emergent spray order' for Loomis Ag, send via mail, and CC BOD and RC.

April 19, 2021

- Schedule McNall for some PCI gravel placement for this coming Friday.
- Mark Horse Trail for gravel placement donation from member Ryan Man.

April 20, 2021

- Mark Wagon Wheel for spec ass gravel placement, mark Pine Bluff also.
- Check in with Tim Mason to see his availability for spec ass gravel placement.
- Email gravel donator Ryan Man, inform of potential billing forthcoming.

April 21, 2021

- Mark Point Drive and Mallard drive for PCI placement.

April 22, 2021

- Check in w/McNall about PCI delivery schedule.

April 23, 2021

- Make PCI order for McNall, meet.

April 24, 2021

- Update comms with Loomis Ag for spraying, add Vista Drive for sterilant.

April 28, 2021

- Check in with Beanblossom for spec ass gravel hauling.
- Check in with Wolle for spec ass gravel hauling.

May 1, 2021

- Process McNall spec ass gravel bill.
- Receive and process Tim Mason raking bill.
- Schedule McNall for spec ass gravel hauling this coming week.

May 4, 2021

- Mark spec ass gravel placement on West Corral.

May 5, 2021

- PCI spec ass gravel order to McNall.

May 11, 2021

- Mark Old Tressle and Corral Drive for PCI spec ass gravel.

May 12, 2021

- Comms with McNall about gravel delivery.
- Comms with Beanblossom about gravel delivery.
- Check gravel stock with PCI.

May 14, 2021

- Update with Loomis Ag about recent pre-emergent spraying.
- Set appointment with Beanblossom to go over Spec Ass gravel placement Saturday.
- Mark Allen Drive for spec ass gravel placement.

May 15, 2021

- Adjust Beanblossom order to include Allen drive, meet with Beanblossom.

May 25, 2021

- Check in with Loomis Ag, heads-up for spraying.

May 29, 2021

- Road inspection with entire road committee; inspect for weeds, other potential repairs.

May 31, 2021

- Inspect divisions 2 and 3 for weeds needing spray.

June 1, 2021

- Create spray order for Loomis Ag, mail.

June 5-10, 2021

- Multiple comms/check in with PCI and haulers for product and labor availability; both unavailable.

June 6-10, 2021

- Multiple check-ins with Tim Mason to have him do road repairs; expect next Monday or Tuesday start.

June 13, 2021

- Field inquiries and discuss condition of Old Tressle among BOD members, update.

June 15, 2021

- Create work order #03-2021 for Tim Mason, meet with him to go over and execute.

June 17, 2021

- Create and send a PCI Special Assessment gravel order to Adam McNall.