

Three Rivers Roads Committee
12468 SW Graham Road
Culver, OR 97734

July Meeting Minutes - August 1, 2015

- Attendees:** Chairperson Penny Lippold called the meeting to order at 8:07 am. Suzanne & George Cole & Randy Panek - we have a quorum. Catherine & Mike Monteith and Ralph & Mary Johnson were in the audience. Group agreed to honor Larry Penrod for service to Three Rivers with a plaque and presentation at the annual meeting in 2016 - Penny will approach Board about this.
- Administration:** The 6/20/15 minutes were approved. We won't change the minutes on 6/20/16 but Catherine did let us know that Bill Gates only gave her the name of Rock Supremacy and not Hi Tech - Catherine mis-spoke - she also suggested that we provide the Brandts and Fuchs with a copy of our Roads minutes. I will at a minimum contact them and tell them that they should review them online or attend the meetings to keep informed as to what we are doing with the slide area past the memorial wall.
- Penny reported that she had heard nothing from Joe DuBois following June's meeting even though she left voice mail for him and e-mailed him. The committee voted to officially remove Joe from the committee.
- Financials:** The roads financials are off by \$1,450 in account #605 and Randy will investigate where the problem is - likely a mis-posted cost. Road Financials dated 8/1/15 were reviewed and approved.
- Discussion Topics:**
- Geo Study:** Catherine reported on the Geo Study. She sent both Hi Tech and Rock Supremacy a copy of the geo study and she got two e-mail proposals from these contractors. Their proposals were about \$150,000 apart. John Sayles declined to submit a proposal. Penny will ask Allie Peters if she can help us with this process. There was discussion about getting a volunteer work group for the geo study to help with getting some of the work done on the slide area and that we should do maintenance every year in that area to take down hot spots. To help mitigate liability there was discussion about at a minimum taking the trees down from the rocks and removing what looks like is most likely to fall as well as the drainage problem in the area. This wouldn't be a permanent fix but an effort to mitigate liability until the project can be completed. As for staging, there was discussion of using hay bales and/or old tires and netting to use as cushion if rocks fall onto the road to help keep the road from being damaged. After discussion, it was decided to let the Board know that we

will ask both contractors come out and walk the slide area and to give us sealed bids with a couple of options within the bids. When we walk the area with the two companies, we can ask about staging costs, how much to take trees off the wall, how much to take unstable rocks down and also about drainage upgrade costs. The north slope of the road has a drainage problem that is undercutting the road and we may need to extend the culvert there. Due to other commitments, Catherine withdrew from the geo study committee.

Michael Peterkin gave a legal position on Brandts and Fuchs re needing to consult them when and if any work is done on the slide area. Randy will get Peterkin's opinion in writing about the LOA's liability and Brandts' and Fuchs' liability.

Beautification: Penny asked about the work being done at the triangle near the fire station. Randy will contact Dennis & Linda Pantovich and ask them to give us a proposal about the beautification project at the triangle area just south of the fire station on Lower Upper Canyon Drive. Per Randy, they want to put up a "Mash" sign with miles and cities pointing different directions, add pomace and line with rocks. In the middle they want to put up an old motorcycle crashed with a sign that says "wear a helmet" and maybe put up reflective signs or tape when finished. There was discussion that the project was started before anyone asked if it could be done. It was agreed that this is common area and approval by the board needs to happen before this project can be completed.

Roads/Paving: Patchwork estimate is \$11,550 and is scheduled to be done on September 21, 2015. Randy reported that it would cost \$6,000 to pave the front of the office area due to lots of dust and not enough gravel. This will help the dust lay down and not be a problem for office staff. Catherine felt the money would be better spent on Airstrip and to prioritize repair vs. crack seal. Randy said that they would go down 2" and assess what's there and put a 2" lift but after discussion it didn't sound like there was enough information to go ahead and do the paving because of drainage and the electrical wires and conduit in the area for the front office and that it could cause more damage. This matter was tabled.

Spraying: Mike Monteith asked why the pre-emergent spray didn't help. Randy said because the shoulder work was done by Dennis after the pre-emergent spraying had been done and put new dirt on top of the shoulders making the spray ineffective. Helena did come out and spray the areas it did miss. Catherine volunteered to spray with round-up behind her 4 wheeler on Airfield. Randy suggested that we call Don Bliss and ask him what did he use on the airstrip and see if he'd be willing to do the work if the LOA purchased the chemicals. If he doesn't want to do the work, we can buy the product and maybe Dan Mayer would be willing to do the work.

Trailer Parking Lot: Randy proposed 3 parking bays 35-40' deep = 200' for parking area but this doesn't include any slope consideration. Slope should be 1 to 2 per Darren Britton and Shawn Finnerty when they came to our meeting in June. Ralph Johnson suggested that we measure the parking lot at the campground second boat parking area. Penny will ask Allie Peters to help with this too. Don Watts has a large enough machine to remove the rocks in the slope work area. There was discussion about making two new trailer parking lot signs that say "No overnight parking - fines will be levied" and one that says "No detached trailers." We need to present this to the Board for approval and ask that security monitor the parking lot during holiday weekends. Penny will contact Jeff Thompson before the Board meeting on 8/2 to ask if he can bring this up at the rules and regs meeting in order for them to draft a new rules to cover the new signage.

Road/shoulder specs: Randy will check back with Mike Mahaney for county specs for rock slides, drainage, shoulders, culverts by next meeting and will also ask about maintenance contracts info (square foot costs). Mike Monteith suggested that we need additional rock on top of the shoulders that are bare dirt. The Board will be discussing a traffic study for road 577 where it meets Lake View.

Contractors: Penny reported that she contacted Kyle the CEO for Black Butte LOA. She was told that Black Butte has a \$200,000 roads budget each year. Their dues are \$350 monthly which allows them to maintain their roads. Kyle doesn't live at Black Butte but he said that their membership is about 1,250 members. They have their own security police and maintenance department. They have vendor access passes which cost \$20 annually for a pass or \$5 a trip - this is for all contractors at Black Butte that come through their gate either to work for the LOA or to work for individual members. They don't charge for guest passes for individual members' guests but if you rent your property out, those renters must pay \$5 a day for their pass. Black Butte tries to get 2 to 3 bids for capital improvement projects. This information will be helpful discussion purposes and budgeting purposes for roads.

Adopt-A-Road: Penny requested that she turn over the program to volunteer Erinn Mayer and the committee agreed with this. Penny will meet with Erinn before the next roads meeting to hand off that project.

Next meeting: There will be no August roads meeting. The next meeting will be 9/20 8:00-9:30.

Motion to adjourn & 2nd at 10:40. Penny Lippold, Chairperson