

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

September 19, 2015 Minutes

- Attendees: Chairperson Penny Lippold called the meeting to order at 8:12 am. Suzanne & George Cole & Randy Panek - we have a quorum. Garry Cannard was in the audience. We invited Garry to join the Roads committee, he agreed and he will participate during the months he is on the property.
- Administration: The 8/1/15 (July's meeting) minutes were approved. Randy will send the electronic financials for the roads to Linda Wheeler so she can post those on the web.
- Financials: Randy found the discrepancy in #605 - posting error and now we are balanced. The financials were reviewed and there was discussion about the paving project on Lakeview where the patch work was done - it is scheduled to be done 9/21-28/15. George would like to roll over the unused money budgeted for roads in 2015 to 2016. We don't have a mechanism in place to rollover the unused budget but did discuss that we could start with the remaining balance in the current year's budget when planning for the next year's budget. Discussion on this subject as well as Garry Cannard's suggestion regarding a dues increase to take care of the roads budget and possibly the association paying for ½ of each apron on driveways that need work done. This may be a good incentive the get people to do the work. We'll talk about this at the Board workshop.
- Discussion Topics:
- Penrod Plaque: Penny will get in touch with Billy Ray to provide the wood for the template and get the plaque done and present to Larry at a board meeting before the Annual meeting - hopefully at the October meeting. We will also present Larry with the plaque at the Annual Meeting so he is recognized by the membership as well. Penny will contact Julie for photos and Randy will send a template to me like the one that was done for Jim Shelton. Penny will call Vicky at All About You engraving.
- Paving: We all agreed to not spend the money on the paving (patch) on Lakeview because the cold patch that Dennis did is holding up nicely and will get us through the winter. There was discussion about putting a dust abatement down in front of the office next year - A.B. Paving - calcium chloride - which costs \$385 for 250 gallons. Discussion about a channel drain at the front office and locate the water/electric wires/septic drains, etc. Also discussed doing a French drain from the front office step to the south by the mail boxes. All these things need to be documented for future use and improvements in the future.

Geo Study: Penny will send an e-mail to the committee after the walk through scheduled for October 15 is firmed up with Buddy from Hi-Tech and with Rowan at Rock Supremacy. Everyone needs to submit questions they may have regarding the work being bid on. We will provide those questions to the contractors in advance of the meeting.

Randy will get Peterkin's opinion in writing about the LOA's liability and Brandts' and Fuchs' liability hopefully before the 10/15 walk through.

Spraying: Penny will call Bliss to find out what he used on the airstrip - at the August 1 meeting, Catherine Monteith offered to do the spraying on Airfield when we figure out what the product is.

Crack seal: It was decided after much discussion to use the remaining \$23,547 as follows: \$1,000 for blading, \$547 for spray and the remaining \$22,000 for crack sealing all roads beginning with Dynamite and then south to the gate. Randy will contact Tri-County and ask them to give us a price for doing this work - at \$.70 a lineal foot it would cover about 31,429 feet which may take care of the major road cracks and every major shoulder crack on all roads south of Dynamite. Randy is going to call Jeff Curl and ask him to come out and see if he can do all of it with the \$22,000. We decided not to try and get this all measured so long as Jeff knows what we mean by major cracks and to not do any alligator sections or broken sections. We will check the amount of lineal feet calculated by Tri-County to make sure the \$22,000 measures out correctly.

Trailer Parking Lot: Penny will contact Allie Peters and get a drawing together for the trailer parking lot area and will try and bring it to the next meeting - proposal on paper.

Budget: October will be our roads budget meeting. We will discuss chipseal vs. overlay, shoulder work, vendor access pass costs, etc. We need to discuss contractors who live on property and their access fee as well. Penny will call Karen McBride and see if there is a list and she will call Dave Collar for the Arch committee input on how to get the landowners building tied into vendor/contractor passes as well. We will work on the list at the October budget meeting. Randy will call Mahaney about how much the county budgets per foot for shoulders, culverts, drainage, etc. Bring ideas to the October meeting and then we can approach the Board with our proposed budget at the LOA budget meeting on November 14.

Randy handed out the beautification project proposal the Dennis Pantovich created. This will be discussed at the Board Workshop following the roads meeting today.

Next meeting: October 17, 2015 @ 8:00 a.m.

Motion to adjourn & 2nd at 9:59 a.m.. Penny Lippold, Chairperson