

Road Committee Meeting Minutes 6/18/2016

Location: 80's Lounge, Averett building, Ridge Haven

Attendees: Pat Powers (chair), Terry Jednaszewski (secretary), James Bishop (member), Kim Conner (president, Ridge Haven POA), Tom Osterhaus (vice president, Ridge Haven POA), Janie Updegraff (treasurer, Ridge Haven POA), Cindy Jednaszewski, Sandra Bishop, Arnie & Ginny Kolozvari, Jim & Lynn Taylor, Howard Jones, Mel Standen, Chris & Eija Tipton, Dario Tranter, Mary Radix, James & Joan Beard, Lillian White, Betsy Hunnicutt, Max & Martha Crabbe, Charles Cobb, Chris Galloway, Caren Zisson.

Call to order by Pat Powers at 3:10 p.m.

Pat Powers gave an accounting of the funds in the road maintenance account. There is currently \$55,809.11 in the account. There are outstanding bills for some weed control and minor grading to be paid to Chris Galloway when he presents the bills. Remaining encumbrances for this year (before the next road fees are due) include the following:

- Panther Trace extension to the Fellers lot: \$7300.00
- Lower Panther Trace may need additional gravel this summer: \$???
- Maintenance grading of West View, Laurel Brook & Ruffed Grouse in August: \$1600.00
- Panther Cove grading: \$???
- Paving broken sections of pavement on West View and Panther Gap: \$???
- Cleaning accumulated leaves from ditches: \$???
- Weed trimming along all roads: \$???
- Seal cracks in asphalt roads before first winter freeze: \$???
 - David from Ridge Haven maintenance has done this type of work and we will check with him first.

A discussion followed concerning resurfacing the gravel roads in the community. Pat Powers provided a handout and explained the pros and cons of chip and seal (tar and chat) vs. asphalt paving (attached). Asphalt is more expensive but is more durable and is compatible with the existing paved surfaces in our community. Chris Galloway explained that chip and seal does not work as well on roads without regular heavier traffic. The consensus was that we should work toward upgrading the gravel roads with asphalt paving.

A discussion followed concerning unauthorized traffic on the community roads. This includes ATV's and pickups traveling at excessive speeds during daylight and nighttime hours. A large dump truck has been seen using Panther Gap frequently. The POA board will check on what can be done about this and it may be an item for discussion at the annual POA meeting.

There was a discussion about weed control along the roads in the community. Chris Galloway has done some of this and some of the residents have done other areas. The road committee will have this work done on an as-needed basis.

A discussion followed concerning whether the POA is responsible for extending Panther Trace to the Fellers property until they provide a building permit to improve the property. Pat Powers will discuss this with the POA board.

It was decided that firm quotes are needed for the paving of the existing gravel roads. A cursory survey of the roads based on length and average width was made but we need to know exactly what we are committing to before any work is done.

Pat Powers asked if there was any interest in the possibility of the POA getting a loan to get the gravel roads paved now while the price of petroleum is low and interest rates are low as well and then paying down the loan with future road fees. By paving the roads now the future road maintenance costs should be dramatically less. This idea was met with enthusiasm and Howard Jones offered to investigate this and report to the POA board.

There was a request made for at least one more volunteer to serve on the road committee. Chris Tipton offered to fill the vacancy.

Meeting adjourned at 4:30 p.m.

Terry Jednaszewski, secretary

Attachments:

- Meeting agenda
- Asphalt versus chip and seal
- Income/expenses worksheet
- Paving estimates

Road Committee Community Meeting Agenda

June 18, 2016

- I) Introduction of committee members
- II) Presentation of budget
 - a) Current funds: \$55,809.11
 - b) Budget encumbrances this year:
 - i) Panther Trace extension - will be started mid July 2016 (\$7300.00)
 - ii) Lower Panther Trace may need additional gravel - mid July 2016(\$??)
 - iii) Maintenance grading of West View, Laurel Brook & Ruffed Grouse - will be done in August (\$1600)
 - iv) Panther Cove may need grading soon?
 - v) Paving of broken sections of pavement on West View and Panther Gap
 - vi) Cleaning accumulated leaves out of all ditches
 - vii) Weed trimming along all roads
 - viii) Seal cracks in the asphalt roads before the first winter freeze
- III) Presentation of asphalt versus chip seal (tar & chat)
 - a) Handout
 - b) Discussion
- IV) Five year road improvement plan/schedule
 - a) Discussion of how to determine which roads will be improved first
 - i) Do whatever roads can be done with the current budget?
 - ii) Do the roads that are in the worst condition?
 - iii) Do the roads that have the most traffic?
 - iv) Do the roads to the houses that have been here the longest?
- V) One resident asked if there was any interest in putting up gates at entrances (POA issue, not road committee issue?)
 - a) Discussion
- VI) Open floor for any topics not discussed
- VII) Closing remarks

Asphalt versus Chip Seal

Asphalt

Hot Mix Asphalt pavement: produced by heating liquid asphalt and mixing it with aggregate, the mix is then spread and compacted to form a durable road structure and riding surface.

Pro

- Smooth surface
- Looks nice
- Lasts 12 to 15 years
- Snow plow can scrape surface without damaging it

Con

- Costs more than chip seal
- Spot patching/sealing of cracks must be done yearly to prevent further deterioration
- Water can get under pavement through cracks and cause damage especially in freezing temperatures

Chip Seal

Chip Seal : a thin film of heated asphalt liquid is sprayed on the road surface, followed by the placement of small aggregates ("chips"). The chips are then compacted to orient the chips for maximum adherence to the asphalt, and excess stone is swept from the surface.

Pro

- Costs less than asphalt
- Rougher surface than asphalt which means better traction when wet or icy
- More solid surface than a gravel road
- No *regular* maintenance required
- Tends to "heal itself"; in hot weather it will flow back together sealing any cracks
- Spot patching is easier than spot patching asphalt

Con

- Rougher surface than asphalt
- Snow plowing can damage it if blade actually touches surface
- Lasts about 10 years then must have another layer added on top



| Income | | 2016 Anticipated Expenditures | |
|---------------------------|--------------------|--|--------------------|
| Balance 06/18/2016 | \$55,809.11 | Panther Trace Extension | \$7,300.00 |
| | | Additional gravel on lower Panther Trace | \$1,600.00 |
| | | Maintenance Grading Laurel Ridge gravel roads | \$1,600.00 |
| | | Repair of broken pavement sections | \$1,000.00 |
| | | Weed/ditch clearing | \$2,000.00 |
| | | Maintenance Grading Panther Cove | \$800.00 |
| | | Seal cracks in current asphalt | \$1,000.00 |
| | | Snow removal 2016-2017 | \$1,500.00 |
| | | Expenditures before 2017 road fees paid | \$16,800.00 |

Anticipated balance before 2017 road fees paid \$39,009.11

| 2017 Road Fees | | 2017 Anticipated Expenditures | |
|---------------------------------------|--------------------|--|-------------------|
| Ridge Haven Property Owners (73 lots) | \$18,980.00 | Weed/ditch clearing | \$2,000.00 |
| Non-Resident Road Users (10) | \$2,600.00 | Maintenance Grading on non-paved roads | \$2,000.00 |
| | <u>\$21,580.00</u> | Seal cracks in current asphalt | \$1,000.00 |
| | | Snow removal 2017-2018 | \$1,500.00 |
| | | Expenditures before 2018 road fees paid | \$6,500.00 |

Anticipated balance before 2018 road fees paid \$54,089.11

| 2018 Road Fees | |
|---------------------------------------|--------------------|
| Ridge Haven Property Owners (73 lots) | \$18,980.00 |
| Non-Resident Road Users (10) | \$2,600.00 |
| | <u>\$21,580.00</u> |

Highlighted #'s are guesstimates!

| 2019 Road Fees | |
|---------------------------------------|--------------------|
| Ridge Haven Property Owners (73 lots) | \$18,980.00 |
| Non-Resident Road Users (10) | \$2,600.00 |
| | <u>\$21,580.00</u> |

| 2020 Road Fees | |
|---------------------------------------|--------------------|
| Ridge Haven Property Owners (73 lots) | \$18,980.00 |
| Non-Resident Road Users (10) | \$2,600.00 |
| | <u>\$21,580.00</u> |

| 2021 Road Fees | |
|---------------------------------------|--------------------|
| Ridge Haven Property Owners (73 lots) | \$18,980.00 |
| Non-Resident Road Users (10) | \$2,600.00 |
| | <u>\$21,580.00</u> |

Chip and Seal Estimate from John Woods: includes any needed gravel and grading, 2 layers of chip and seal

| | Cost |
|---------------------------------------|--------------------|
| Panther Ridge | \$14,000.00 |
| Panther Gap (to RH sign) | \$4,500.00 |
| Panther Gap all way to top | \$12,000.00 |
| Panther Cove | \$5,700.00 |
| Panther Trace | \$13,600.00 |
| Ruffed Grouse | \$12,000.00 |
| Ruffed Grouse to just past last drive | \$3,300.00 |
| West View | \$10,700.00 |
| Laurel Brook | \$5,500.00 |
| Oak Brook West | \$11,700.00 |
| Highlighted \$ not included | \$77,700.00 |

Chip and Seal Estimate from Miller Paving: includes 3 layers of Tar & Gravel; one base layer and 2 surface courses

| | Cost |
|------------------------------------|--------------------|
| Panther Ridge | \$15,750.00 |
| Panther Gap (to RH sign) | \$4,250.00 |
| Panther Cove | \$5,375.00 |
| Panther Trace | \$15,300.00 |
| Ruffed Grouse | \$17,025.00 |
| West View | \$12,000.00 |
| Laurel Brook | \$5,875.00 |
| Oak Brook West | \$13,125.00 |
| Highlighted \$ not included | \$88,700.00 |

Asphalt Estimate from Miller Paving: includes fine grading of road, compacted and paved with 2.5" of Hot Mix type asphalt

| | Cost |
|------------------------------------|---------------------|
| Panther Ridge | \$20,300.00 |
| Panther Gap (to RH sign) | \$5,600.00 |
| Panther Cove | \$7,000.00 |
| Panther Trace | \$20,160.00 |
| Ruffed Grouse | \$21,700.00 |
| West View | \$15,400.00 |
| Laurel Brook | \$7,980.00 |
| Oak Brook West | \$17,500.00 |
| Highlighted \$ not included | \$115,640.00 |