

## Minutes of the Road Committee meeting January 30, 2012

Present: John Noard, Chair; Bob Scott and Val Allred, members; Donna Garrett, contractor; Rick Kinder, RC Ghormley, and John Albert, guests.

When snow plowing, the intersections need to be cleared at some point. During deeper snow, the priority is on making the roads accessible, and the intersections may need additional attention later.

For the next few months, ditches and culverts will be cleaned and improved as conditions allow. One pallet of wattles (wood chip socks) will be used to slow silting, and the results evaluated. Some rougher roads will be graded when conditions allow.

Our current road base supplier is Leone Sand and Gravel. Alternative sources are evaluated periodically, but so far, Leone best meets our needs.

Road base will be applied to some portions of Fox Trail (1.85 miles) as soon as weather conditions permit, probably in late spring. The cost of applying road base for a mile is estimated at \$38,000 which should provide a layer averaging 16 ft wide with a compacted depth of 4 inches. At this point, it appears the budget won't support any other road base activity this year.

After the ditch/culvert work and the Fox Trail road base is complete (likely mid-summer), the budget will be assessed regarding work for the remainder of the year. Next priority when money permits would be road base on Fishers Peak Pkwy from Gallinas to Little Bear.

Vacation time for the Garretts was discussed. They will ensure someone is available for ranch road work at all times.

As always, road maintenance is a dollar-limited activity at SFTR. The above reflects the committee's plans to apply all the available dollars in a balanced manner that provides the best possible roads for the ranch.

Road Committee mtg notes, March 31, 2012.

Chaired by John Noard. Attendees: John Albert, Jerry Harbour, Rick Kinder, Bob Scott, RC Ghormley, Donna Garrett, Val Allred, Jeff Smith.

Several details pertaining to the contract and mileages allowed were discussed.

Ditch reconditioning will continue until the task is complete. Ditch work on Gallinas will be completed before starting to put road base on Fox Trail. The road survey is being updated as the work is being done.

Grading: little is gained by grading dry roads. Future grading will be scheduled as best as possible when there is moisture in the road surface. Alpine Meadows needs grading. Note: after the early April snow, several roads need grading to remove the ruts left from travel on the roads while they were very wet. As always, travel on wet roads is discouraged, as it damages the road surfaces which in turn requires grading. Please stay off wet roads insofar as possible to help minimize these costs.

Road base on Fox Trail: Ditches and culverts will be fixed, then road base applied to an approximate 1.8 mile section starting at Big Springs Overlook and continuing downhill past Lariat Ct. Fox Trail will be closed to through traffic while road base is being applied. A general time frame for road base application is late April.

Owners should ensure their contractors are not dumping concrete in ditches. Brush should not be piled in ditches and left, as this tends to clog the ditches and erode the edge of the road.

Further road surveys will not be done this year because there are no projected funds to effect any further repairs beyond those issues that have already been identified.

The POA access road from Alpine Meadows to and under the railroad tracks near exit 2 will be reworked/graded with some roadbase added as needed. This route will be maintained as an emergency exit only, and is not intended to be an SFTR access route for general use or routine traffic.

The summary of road survey results will be used as a guide for continuing work by the Garretts. Tasks from that list may be selectively worked by the Garretts at their discretion as time is available.

John Noard will not be readily available during early May and possibly longer. Bob Scott will assume liaison duties if needed.

**Minutes**  
**Santa Fe Trail Ranch POA**  
**Road Committee Meeting**  
**Jul 14, 9:00 A.M.**  
**Lazaro Martinez Station, SFTR**

**Committee Members Present:**

John Noard – Committee Chairman  
John Parker  
Val Allred  
Rick Kinder  
Bob Scott  
Don Ruward  
Vaughn Roundy  
John Sanders  
R.C. Ghormley

**Culverts & Ditch Survey**

John Noard will be updating the survey with work done to date. Discussion on best way to maintain information to allow ease of updating and access. General agreement that keeping data in a spreadsheet is best solution at this time. John Sanders will be investigating using GPS readings on a map as possible alternative.

New contractors' vacuum machine was tried out. Worked well on one culvert but had trouble with a second culvert where there were large rocks in middle of pipe. Will continue to evaluate.

Discussion of permanently marking numbers on each post marking a culvert. Will investigate best method of doing this.

Some cost figures on culverts:

1. \$500 to vacuum clean one.
2. \$700 to take one out and replace at an angle to the road.
3. \$800+ to completely replace a culvert.

**Road Grading**

Need more rain to continue grading roads. New contractor doing good job so far.

Exit 2 tunnel will be reworked and a 3' culvert installed.

Squirrel Lane will be reshaped, widened, etc.

New contractor has roller which he can tow behind grader. Will see if he can use when he grades our roads.

Goal is to get to every major road if moisture permits.

### **Rock Out Cropping on Fishers Peak**

There is a large rock out cropping (hanging rock) which appears to be cracking and in danger of falling. Rock is located between the mailboxes and the dumpsters. Might be difficult to break off due to power pole located above it. Rock will be watched and Electric Co. called to see if they wish to take any action.

### **Road Base Ideas for 2013**

John Noard suggested Fishers Peak, Tall Oaks (remaining sections) & Cottonwood Canyon be considered for 2013 road basing. ?????? Commented that with budget limitations only main roads would be considered for road basing.

Suggestion made to do a complete road survey of the entire Ranch similar to culvert and ditch survey, and create a status spreadsheet. General agreement to complete before deciding on 2013 priorities. Noard will see about organizing effort.

Noted that new Contractor appears to be able to do more road basing for less dollars based on his quote sheet. Suggestion to do a small road section this year (2102) and determine actual costs, to allow more accurate planning for next year. Tall Oaks completion was suggested. Committee agreed this was a good idea and Noard will pursue.

New Contractor would like to use a new material supplier indicating he feels he gets better quality material than our current supplier. Noard will follow up on this.

### **Fox Trail after Road Basing**

Noard stated that new road basing on Fox Trail is already showing wash-boarding. Committee believes this is caused by speeding and subsequent quick braking at turns etc. Committee has no solution to speeding problem (which occurs all over the Ranch) but is unwilling to regrade roads simply to fix wash boarding caused by speeding. Will grade Fox Trail once a year.

### **Rocky Surface on Fishers Peak**

Noted that more exposed rocks are showing up on Fishers Peak. This is a problem even when road basing as the new material doesn't 'stick' to exposed rocks. It may be possible to scarify rocks out of the road prior to roadbasing.

### **New Ideas?**

Suggested that the use of Mag-chloride be evaluated for the heavily traveled parts of Fishers Peak. Noted that other communities are using with good results. Agreement to investigate possible usage and discuss with new contractor.

### **New Contractor**

Previous contractor was found to have violated contract and contract was terminated by unanimous vote of the Board.

New contractor has purchased a \$378,000 grader to use on Ranch roads.

Different approach to road basing: dump multiple loads on road before grading. Agreement this was a good idea.

The little work done by new contractor so far has been satisfactory.

**Meeting Adjourned.**

COMMON AREA COMMITTEE MEETING MINUTES  
August 17, 2012

Members present:

Linda Brown, Chair  
Bob Scott  
John Parker  
Nancy Allred

Guests:

George and Judy Sharp  
Eugene and Elsie Jurajda  
Jeff Smith

Dumpsters:

Options discussed to avoid unauthorized dumping were as follows:

Game cams – 20 yard roll offs at each site/or one roll off at central location – locked gates – cage – or a combination of said options.

After thoroughly discussing the pros and cons of each, the committee choose two options to present to the Board. Options will remain undisclosed for security reasons.

Mailboxes:

We all agreed that this may have been a random act of vandalism. However, if it happened once, it will happen again. Discussion followed on security options for the mailboxes. It was presented that Tony Riley, having a good working relationship with the Post Office, would be the liaison between the Santa Fe Trail Ranch and the PO. Bob Scott informed the committee that 3 new mailbox suites have been purchased for the ranch to replace the damaged ones and to secure more boxes for property owners moving on to the ranch. We all agreed on one form of security for the boxes and will be presented to the Board at the next POA Board Meeting in October. Again, that information will remain undisclosed until that time for security reasons.

Conservancy:

Our District Forester, CK Morey, will contact Linda Brown when a grant proposal comes in with wording that will allow for the dredging of the ponds. We will then fill out the application and hopefully, be approved for the monies.

Linda is recruiting volunteers for next year's thistle spraying on the Conservancy. While hiking with the mitigation crew, she found several groves of very thick, tall thistle that had been missed for many years – it is hidden from view and understandably over-looked. George and Judy Sharp joined the volunteer list.

Meeting was adjourned.

# **ROAD COMMITTEE MEETING FINAL MINUTES**

## **12/1/12, 9:00 a.m. to 10:00 a.m.**

### **ATTENDEES:**

Committee Members – Val Allred, Jerry Harbour, Rick Kinder, John Noard (Committee Chair), John Parker, Bob Scott, Jeff Smith (minutes)

Guests – Richard and Jackie Shirley, Elsie and Gene Jureyda, RC Ghormley, Steve Edholm, June Stephens

**WORK DONE BY CONTRACTOR:** 1.4 miles of road base added to Tall Oaks in 1 day using 19 belly dumps; more efficient than previous contract needing less road closure time at less cost per mile. More work being done on ditches than grading roads due to lack of moisture. Covenants dictate all roads must be maintained. Policy is to grade unoccupied roads 1 time/year.

### **EVALUATION OF ROAD BASE ON TALL OAKS:**

Gallinas to Tall Oaks portion that was not finished last year due to lack of funding was completed in addition to entire length of Tall Oaks. Some sections were watered and rolled to see how well it held up. Conclusion was watering helps but transportation expensive, since it increased the project cost about \$3,000.

### **UPDATE ON DITCH/CULVERT SURVEY:**

Handouts distributed on progress. Problem with existing culverts is some were installed at 90 degree angle to road, slowing drain water and causing sedimentation in culvert. When replacing, solution is to place at 35-40 degree angle to road. Several processes have been tried in cleaning, including hand cleaning, hydraulic blasting, and pulling culvert and shaking, which often damages culvert. Culverts presently being id'd w/5 digit code.

### **ROAD SEGMENT SPREADSHEET:**

Copies distributed. Used to prioritize limited funding for equitable distribution of road work based on road usage and historical maintenance. Includes consideration of number of houses on road segments, and whether they are full time, part time homes, and whether roads are primary, secondary, or cul-de-sacs.

### **RANCH CULVERT MAP:**

Existing map of culvert locations needs updated. Estimate 50 culverts are not currently shown.

### **FUTURE ROAD BASE PLANS:**

Present budget allows for 4-5 miles per year of road base application, depending on width and depth of material, which is more efficient on a per mile basis than under previous contract. Top priorities are most-used roads in poorest shape including Fisher Peak Parkway from Gallinas to Cottonwood or Little Bear (1.5 miles), and Cottonwood (2.75 miles) which has not had road base added in 8-10 years. In order to maximize limited budget, consideration is being made to use dump spread method for gravelling secondary roads, at an application rate of 2 inches depth x 8 feet width. This would require less material and equipment, though hauling costs might increase. Other items discussed were allocating road base between primary AND secondary roads and deeding roads to Metro District in order to potentially qualify for grant funds. These ideas will be considered.

**FIRE MITIGATION ON TALL OAKS:**

Committee thanked mitigation group through whose efforts not only is wildfire danger is reduced for road use, but opening area up for more sunlight results in less icy conditions.