

ROAD COMMITTEE MEETING FINAL MINUTES

1/19/13, 9:00 a.m. to 10:00 a.m.

ATTENDEES:

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

Guests – Gene and Elsie Jurajda, Vaughn Roundy

BUDGET 2013: Budget for 2013 is approx. \$270k that includes \$17k left over from last year from snow removal and road maintenance combined. Budgeting \$30k for dump spreading which is ongoing; 40 weeks of grading at 3 days/week; culvert cleaning to continue from last year.

DUMP SPREAD:

Five miles completed so far; approximately \$20k spent which calculates \$4k per mile vs. \$40k per mile if done in traditional manner. Dump spreading covers an area approximately 12 feet wide by 3 inches deep, with 14.5 – 15.5 tons/load spreading over a length of 150 feet. 143 more loads are planned for the remainder of the year. Cost savings includes not requiring grading and special sale discount realized this winter. Please notify the road committee of other road areas that would benefit from dump spreading.

ROAD SURVEY:

Ongoing. SFTR segmented into 7 zones and assignments made to complete update sheets. Survey results 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 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. Question is how to mark permanently. Ideas discussed included use of stencil machines, metal tags, metal vs. PVC posts, inscribing posts. Volunteers will be needed this spring to help find and mark culverts.

ROCK OUTCROPPING ABOVE FISHERS PEAK PARKWAY:

A large rock South of the intersection with Turkey Creek road is fractured in several places and presents a potential danger if it were to fall onto the road. Discussion included how to best remove the danger posed by the rock. Equipment scheduled for other work could be used for removal at a cost savings. A power line near the outcropping would have to be stabilized by the power company in order to remove the rock. Removal of a leaning tree near Timber Park and Fox Trail was also discussed.

Agenda
Santa Fe Trail Ranch POA
Road Committee Meeting
April 27, 2013 9:00 AM
Lazaro Martinez Station, SFTR

Participants:

John Noard – Committee Chair
Bob Scott
Rick Kinder
Don Blake
Rob Coopet
Jerry Harbour
Steve Edholm
Phil Dunn
Gene & Elsie Jurjada
Richard Shirley
John Parker
Vaughn Roundy
RC Ghormley

Dump Spreading

Dump spreading has proven to be successful so far and more is planned. Tall Timber may be done next. Approximately 13 miles of roads have been dump spread so far. Significant cost savings realized ---- Approximately \$3500/mile vs. \$40,000/mile for road-basing. True value will be determined when we see how the dump spreading holds up over time.

Grading

Grader operator (Bud) will be back 5/1 after being out with an injury. Planning three days/week of grading for about 30 weeks at 6-7 hours per day. This will cost an estimated \$85,000.

During recent snow, two machines were active and did almost entire ranch in one day. John very pleased with result. Suggestion made to remove snow plowing map from Web Site since it isn't relevant in view of above results. Decided to leave on Web Site as it would be relevant in the event of a large snowfall.

Road Survey

Working with volunteers (Steve Edholm, Vaughn Roundy, Jeff Smith, RC, John Sanders) to put together a map of culverts and road statuses. Map would include GPS of culverts as well as road conditions and number of houses on each road segment. RC suggested putting a small number of GPS coordinates into the mapping tool to assure it is working correctly before completing the GPS survey which is very time intensive. John Sanders is working on using Google Fusion tables as basis of mapping effort.

Culvert Work

Four or five culverts need to be completely dug up and replaced. Since roads need to be closed when a culvert is replaced posting closures on the Web Site and at the guard shack was suggested and will be done.

Plan to just replace blocked culverts in future (where possible) rather than digging them up. This is cheaper to do.

Road Base Plans

Plan to do Fishers Peak from Gallinas to Cottonwood and Cottonwood from Fishers Peak to Turkey Creek. Noted that cost of road-basing has increased over time from \$28,000/mile to about \$40,000/mile which limits amount work we can do each year.

Doesn't feel there will be a need for road closures during road-basing.

New Information

Suggestion made to improve visibility on Turkey Creek at first V turn off of Cottonwood as it is a dangerous curve. John Noard agreed to take a look a situation.

ROAD COMMITTEE MEETING MINUTES

8/3/13, 9:00 a.m. to 10:00 a.m.

ATTENDEES:

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

Guests – RC Ghormley, John Sanders

GRADING/MAINTENANCE:

Grading is averaging 3 days/week, 8 hours/day, 35 weeks per year. Budget constraints do not allow grading every week. More road and ditch repair than grading has been necessary due to rain.

DUMP SPREAD:

Dump spreading has mostly ceased for the remainder of the year due to budget constraints. A few additional loads will be needed for spots on Alpine Meadows, Oak Park and Gallinas. 18-20 miles of dump spreading has been accomplished.

RAIN DAMAGE:

Recent heavy rains, particularly at the south end of the ranch (6-7 inches for July) has caused damage to roads and culverts. The most severe damage was to a 60 foot, 36 inch diameter culvert that was completely destroyed, including the creation of a 6 foot deep erosion gully and 1 to 1.5 foot sediment deposits. Instead of replacing the culvert, discussion centered on digging a swale ditch across the road and lining it with concrete. This would be easier to maintain and less expensive than replacing the culvert. It was generally agreed to further investigate this option (i.e.; costs).

ROAD BASE:

Non-end-dump road base work is scheduled to commence on 8/12/13. 3.5 miles of road will be based at 16 feet wide, 6 inches deep. The roads to be based are Fisher Peak, from Gallinas to Cottonwood, and Cottonwood, from Fisher Peak to Turkey Creek. Sale rates are still in effect for gravel costs, and cost estimates will be about \$36k/mile vs. \$44k and \$58k/mile in past efforts. Cost will include watering to better compact the base.

CULVERT MARKING:

Estimate 50 culverts are not currently marked. T-posts will be used to mark these culverts. Volunteers Rick Kinder, Vaughn Roundy, and Jeff Smith will stake the t-posts when they are acquired.

ANNUAL MEETING:

Date has been changed to September 21

ROAD BUDGET:

\$195K remaining in budget of which \$18k is for snow removal. After completing Non-end-dump road base work noted above, it is anticipated that approximately \$50k will be left for grading for the remainder of the year.