

Road Manager's Activity Log

September – December 2019

by Kirk Johnson

September 2, 2019

- Inspect contractor road work on Crest Drive and Point Drive, private driveway culvert on the way.
- Continuing conversations with potential snow plower, send interview documents.
- Re-assess any potential ditching in Division 2; still see no need, especially due to lack of funds.
- Prepare and/or send comms to 3 different HOA members inquiring about road maintenance issues.

September 3, 2019

- Comms with HOA member about potential snow plower.
- Inspect Div. 4 for contractor work, comms with contractor later on.
- Potential line-up of more rip rap for Sunset Ridge ditch armoring.

September 4, 2019

- Meet with contractor and inspect Div. 4 work. Go over budget vs. charges comparison (current account balance), adjust new requests and changed since last meeting.
- Order (2) loads of rip rap for additional Sunset Ridge ditch armoring.
- Conversations with potential plower and work contractor Chris Allen, discuss plowing scope and total road maintenance scope (he is interested in all Ranch work); scheduled in-person interview appointment for this Saturday with he and I and Brett Coffman. Fielded work recommendations from him.
- Email inquiry to HOA member Karen Durrel asking her recommendations/background info regarding Chris Allen.
- Set appointment with Frank Thompson of "24/7 Maintenance" out of Omak regarding he coming up here to examine roads regarding potential snow plowing.

September 5, 2019

- Receive and review plower candidate interview info from Owen Kresek, send on to Brett Coffman for review.
- Comms with a Lot Owners whose driveways washes over and erodes Ranch road, make agreement for his responsibility, letter to come.

September 6, 2019

- Inspect contractor work on Pine Bluff on way to town.

September 7, 2019

- Comms to contractor for adjusted road work.
- Meet with Brett Coffman in town to interview Chris Allen, potential snow plower and road maintenance contractor. He was clearly a 'hustler'; first words from him were literally, "Now I expect that because you are here with me today no one else wants to plow for you." He boasted he wanted

ALL of our road maintenance work. He had little prior equipment operation experience, was considering buying a stash of fire-sale equipment from unsuccessful local contractor Scott Eisen. He wanted to 'keep his guys busy' with us as a second in-fill for him. He said 'we cannot afford to pay his main guy'... yet he was in a meeting with us trying to get our business? All quite off-the-charts unrealistic, inapplicable.

September 8, 2019

- When on a run inspect Allen Drive (Division 2) to see how last night's strong rains impacted the road.
- Mail several washover driveway letters to Lot Owners, send copied to ACC and secretary.

September 9, 2019

- Order and direct a load of 1 1/4"-minus placed on Mallard Drive and on Meadowlark road in Div 5 in some soft road spots.
- Comms with contractor Tim Mason about grading progress, update new spot found, see about potential 5/8"-minus gravel delivery.

September 10, 2019

- Arrange and meet with 24-7 Snow Plowing on 9MR to interview them.
- Hand-work pile of placed 1 1/4"-minus gravel on Mallard Drive in middle of road.

September 11, 2019

- Create sample plowing contract designed for 24-7 Plowers, contact other Committee members.

September 12, 2019

- Comms with Div. 8 owners about the schedule/plan for Special Assessment funds usage, gravel placement.
- Comms with Road Committee about current budget status, plans/actions moving forward.
- Comms with contractor about above.
- Comms with Road Committee member Leo Culloo to brief him on plower status.

September 13, 2019

- On way to work inspect Pine Bluff for contractor work, order additional ditching/crowning on that road, update about other work.
- Oversee gravel placement on Mallard Drive in two places.
- Return comms with two plower candidates.
- On way to town meet with Div 8 owner about maintenance request on Longhorn.

September 14, 2019

- Inspect contractor work on parts of Division 7, Old Tressle also.

September 17, 2019

- Comms with Tim Mason; verify budget/work status, start planning for what work will be included into the next work order.
- Comms with two plower candidates updating bidding status.

September 18, 2019

- Comms with Tim Mason; completion of current work order, billing requirements and enumerations.
- Comms with Road Committee member Brett Coffman about strategy for placing potential gravel and scarifying the subgrade in coordination. We do not have any money available for gravel placement until funds start coming in from the recent Special Assessment billing. Also discussing waiting to do any washboard raking right now - in spite of recent good rains - because washboard will return before winter sets in, and that would be a waste of money because we will want to rake again just before snow for winter driving safety.

September 19, 2019

- Draft new amended draft version of plow contract for 24-7 Plowers, send to Road Committee for approval/edit.

September 20, 2019

- Send email to BOD from Road Committee recommending using 24-7 for plowing.
- Motion to Board for Special Assessment gravel expenditures.

September 23, 2019

- Pick up tarp and hold-downs from Tim Roberts for the sand relocation he did yesterday.
- Comms/schedule with Garret Construction to place 1"-minus shale gravel and PCI gravel, and for raking coming soon.
- Take sand tarp to new Div. 7 pile; cover and secure the pile.
- Post marking stakes in several road sections slated for Special Assessment gravel delivery later this week.

September 24, 2019

- Comms with several potential gravel haulers to schedule Special Assessment gravel placement.
- Comms with 24-7 Plowers to execute contract.

September 25, 2019

- Exchange executed plowing contract with 24-7.
- Comms with contractor about Special Assessment gravel.
- Update current regular budget cash-flow number so we can plan the last of the regular road work that can be done this season.
- Mark Division 6 Corral Drive for Special Assessment gravel placement.

September 26, 2019

- Meet and coordinate with two haulers for gravel placement on Div. 7 and 4.
- Mark divisions 3 and 4 for additional placements.

September 27, 2019

- Update BOD about gravel placements.
- Verify Div. 4 gravel placement, make sure dump berms are removed.

September 29, 2019

- Plan and schedule last of the Special Assessment gravel placements for this season, mark Divisions 5, 7 and 8.

September 30, 2019

- Mark Divisions 8 and 7 for gravel placements. Create and send email orders for placements to McNall and Garrett.

October 1, 2019

- Verification comms with McNall and Garrett; they have completed gravel placements (28 total loads).

October 2, 2019

- Inspect several gravel placements, take pictures of most of them for posting on the website.
- Comms with a Division 8 owner about gravel placement strategy for Longhorn Drive.

October 3, 2019

- Inspect Division 6 gravel placements.
- Calls to many Lot Owners about they being area representatives to call in for plowing.

October 5, 2019

Inspect the final two special assessment gravel placement spots.

October 7, 2019

- Comms with Garret Construction; he wants to donate a load of his 1"-minus shale for us to try on our roads. Arrange placement.
- Comms with plower 24-7 about final plowing details, private plowing details.
- Draft Plowing Instructions for HOA, run by 24-7.
- Meet Jason of Garrett Construction at Division 7 to receive and direct placement of a complimentary load of his 1 1/4"-minus shale onto Horse Trail Drive.

October 8, 2019

- Pick up new "Canyon View Lane" road signs while going through Okanogan on personal business.

October 10, 2019

See if existing sign post at Canyon View intersection can work for new signs.

October 11, 2019

- Make changes, send final approved Plowing Instructions document to several HOA members, Plowing Coordinator, and secretary for posting on the HOA website.

October 13, 2019

- Comms with other Road Committee members to set up a meeting to discuss and execute final potential road maintenance expenditure orders for the 2019 season.

October 14, 2019

- Create draft work order list for final road maintenance items to be considered for this season (up to \$3000 worth).
- Meet with Brett and Bill of Road Committee in Division 1 to assess/counsel about bullet above, also man-move a big surfaced boulder in the road that will be a major snow plowing hazard.

October 15, 2019

- Create work order for Tim Mason for final seasonal work, meet with him to commence and counsel.
- Connect with Jason Reese of Garrett Construction to arrange final gravel work/repairs of the season (Point Drive/Eagles Nest intersection). Arrange to hand off this overseeing to committee member Bill Burman

October 20, 2019

- Inspect Crest Drive grading, see if Garrett Construction performed Point Drive gravel work.

October 21, 2019

- Connect with both contractors about work progress, other committee members.
- Field inquiries/concerns about hazardous trees in Division 2, grade sloping on Crest Drive in Division 4.
- Discussions with committee member Brett Coffman about the fact that Tim Mason pulled a ditch on West Corral he was not asked to pull, which caused a grass-sewn ditch to be disturbed. Comms with Mason about this; Kirk says, "While I appreciate your intent of being proactive and helpful by choosing to ditch that area, its your responsibility to do only what you are ordered to do and its our responsibility to bear the consequence if we did not ask you to do something."

November 2, 2019

- Meet with 24-7 plowing reps about final Ranch and relevant private driveway plowing details.
- Draft and send comms to BOD and 24-7 about our meeting details.
- Contact/comms with two HOA members about marking their driveways for plowing berm avoidance.

November 3 - 16, 2019

- Multiple comms with Snow Plow Coordinator about plowing protocol with plow contractor, comms with owners about the same, etc.
- Inspect a section of Longhorn Drive in lower Division 8 because a Lot Owner complained about a hill he wants gravel placed on. Did inspect and did send an email back in response.
- Multiple comms with plow contractor about plowing arrangements.
- Multiple inspections on Ranch roads setting up plow marking exceptions, etc.
- Mark 'plow-outs' on Mallard Drive using t-stakes and signage.
- Get together with Plow Coordinator to mark plowing maps to give to plow contractor.
- Mark maps and send to plow contractor.
- Deal with a private driveway on Point Drive in Division 4 with a plugged culvert, discuss with Road Committee about sending comms.
- Multiple comms with Mason Excavation about plugged culvert washthroughs; job complete now.

November 17, 2019

- Take pictures of many Ranch roads in preparation for defending HOA against Chuck Thompson.

- Mark two road spots regarding plowing exceptions.

December 1, 2019

- Email correspondence with owner of Lot 3, Division 4 about why Old Tressle spurs have not been maintained for many years.
- Create painted signs to post for "STOP PLOWING" positions on Blue Grouse Road and Gold Rush Ridge road.

December 4, 2019

- Draft notice letter to send to affected Lot Owners at end of Blue Grouse and Gold Rush Ridge Road about 'no plow' regions this winter, seek BOD approval.

December 14, 2019

- Install "no plowing" signs in several places on the Ranch.

December 16, 2019

- Respond to Lot Owner calling about "no plowing" notice sent to them.

December 18, 2019

- Inspect Div 6 "Forest Road" entrance on my way home from work to verify reports that an HOA member is locking the gate, whereby blocking access to a Ranch road; the gate was unlocked and open at that moment.

December 19, 2019

- Again inspect Div 6 "Forest Road" entrance on my way home from work to verify reports that an HOA member is locking the gate, whereby blocking access to a Ranch road; the gate was unlocked and open at that moment.
- Counsel with Plow Coordinator about ordering plowing for tomorrow.

December 20, 2019

- After-discussions with Plow Coordinator about plowing, related issues today.

December 21, 2019

- About (4) hours regarding current plowing/sanding conditions and issues:
 - Chain up and inspect Div 3, Div 2, Point Drive entrances
 - Counsel with most divisional plow reporters, plow Coordinator.
 - Consult with Plowing company manager. Field potential sanding pricing, etc.
 - Consider sanding.
 - Respond to several owners inquiries and reports.

December 22, 2019

- About (2) hours regarding current plowing/sanding conditions and issues:
 - Inspect and set up Division 2 for plowing (owner Karen Durell's personal plower plowed a single-wide path don the middle of the road, causing a berm in the middle of the road, so I had to check it to see if it was too frozen/immovable for our plower).

- Verify several sanding request spots, receive plowing Coordinator' accumulated requests, field additional pricing from plowing company.

December 23, 2019

- About (2) hours regarding current plowing/sanding conditions and issues:
 - make final new sanding/plowing order, mark maps, send to Plow Coordinator.
 - various phone calls in support of the above to local coordinators, company, etc.

December 24, 2019

- Process problem with company's sanding truck when they came to plow/sand; truck caught on fire and had to abandon sanding (3) of (4) ordered locations.
- Guide plower through Mallard Drive creek ravine plowing details.

December 26, 2019

- Comms with plow company and our Plow Coordinator; their truck is fixed and the sanding order is expected to be completed in two days.

December 27, 2019

- Comms and emails with Road Committee re: Barnett (9MR declarant) installing his gate foundation obstructing the ditch water flow at the entrance to Big Horn Ridge, on Canyon View Lane.

December 28, 2019

- Monitor and interact with all parties regarding sanding/plowing to resume tomorrow.