

## ***Road Manager's Activity Log***

**June 2020**

by Kirk Johnson

### **June 1, 2020**

- Receive several reports from reps about recent storm damage, signage inventory from committee member Bill Burman.

### **June 2, 2020**

- Receive report from Division 6 re: a recent road wash area, go inspect later today.
- Drop next deposit check to PCI for next gravel placements.

### **June 3-4, 2020**

- Various comms with gravel haulers to schedule next gravel placements.
- Comms with Bill Burman about recent wash damage on Pine Bluff.
- Line up volunteer raker to rake Gold Rush Ridge.

### **June 6, 2020**

- Draft and send a response letter to an Owner inquiring about gravel placements.

### **June 7, 2020**

- Comms with Mason re: PCI gravel delivery.
- Verify many location staking on roads for this week's PCI gravel delivery.
- Calc next delivery costs, create cash flow decisions about it, make work orders for McNall hauler.

### **June 8, 2020**

- Answer invoicing questions from contractor Mason.
- Meet with Mason, pay him for invoice.
- Answer member inquiries and supply docs re: current spray schedule, contract, answers re: other road work.

### **June 9, 2020**

- Check-in comms with Mason regarding getting the price for the Div 8 gate hillside fix.

### **June 10, 2020 and prior**

- Several email comms responding to a Div. 2 owner regarding current road work, spraying, etc

### **June 11, 2020**

- Check-in comms to hear spray update from contractor. Have had many regular phone calls and direct meetings with him over the last two months as the process developed.
- Comms with Road Committee member, and info sent, for him to take over needed signage situation.
- Check-in comms to McNall hauler about PCI gravel placement status.
- Called back from sprayer; all first-stage spraying completed on the Ranch on June 8. "Perfect timing" he says; Russian thistle had just popped up everywhere and all other grasses and weeds were early-mid emerged as well. Such a balance of emergence for all different types of plants is important in order to both identify areas in need of spray and also kill before emergence is too far for seeding and fire hazard.

**June 12, 2020**

- Track down sign maker source.
- Comms from contractor about Barnett's Div 8 earthwork fix at the BHR gate.

**June 13, 2020**

- Comms answering road and budget questions to a member.
- Comms to BHR members, ACC, BOD regarding proposed arrangements with Barnett about the BHR earthwork fix at the gate.
- Signage info to committee member Bill Burman.

**June 14, 2020**

- Answered questions and provided documents to a different HOA members about the rake, its use, training, official papers, training manuals, invoices for it and work, related insurance, volunteers, where the rake is stored, etc.

**June 15, 2020**

- Correspondence with members about BHR gate fix issue.
- Correspondence with lower Div 8 owner about a ditch fix, potentially.
- Inspect Div 2 for spray, formulate a plan for raking.
- Comms to Tim Mason contractor about these road work items.
- Inspect Pine Bluff, take pictures, about blocked private culvert and associated repair. Send email and pics to ACC, RC, BOD and member in the Division discussing potential repairs.

**June 16, 2020**

- Emails with RC to gain consent for new work order.
- Comms with contract about work above.

**June 17, 2020**

- Create new work order. Meet with contractor to commence work order. Go with him to outline him on work. Inspect a Division 8 Longhorn road spot for potential added work to this work order. Accompany contractor to where the HOA rake is stored for him to get it and use it for the work order.

**June 18, 2020**

- Update comms with McNall gravel hauler, request billing, set up next order.
- Comms with RC (Road Committee) re next volunteer raking.
- Check in with RC members to verify gravel placements successful.

**June 19, 2020**

- Check in with RC members to verify gravel placements successful.
- Maps and order to volunteer raker.

**June 20, 2020**

- Tour a Div 5 road section with the volunteer raker to verify it is worth ordering raking.
- Tour a Div. 1 road section with the volunteer raker that he just raked; verifying the job effectiveness and also to see if more raking of that nature on a road section like that is worth doing more of in the future (very hard road bed, very little surface gravel to work with, and heavy boulder-headed road.

**June 22, 2020**

- Process newest gravel hauler bill.
- Comms to RC about halting any more gravel placements for the season; too dry now.
- Email comms with RC about received sign bid.

**June 23, 2020**

- Various RC emails continuing above.
- Send rake mileage calc report to volunteer who may tighten/change calcs, I also add various input suggestions.

**June 24, 2020**

- Create a current cash flow report for last and this fiscal year for the road committee's consideration.
- Update comms with Tim Mason about work schedule.

**June 29, 2020**

- Meet with Tim Mason to get his missing signature for w.o.#03-2020. Schedule/update about upcoming work scheduled.