



Road Report & Cost Estimates ***September 7, 2022***

I. Purpose of This report

The Road Committee toured all Ranch roads on the weekend of September 3, 2022 to assess needed and desired road maintenance and repairs. The itemized list below includes all items identified which cumulatively are within this single year's maintenance budget. The Committee will present this Report at the September 10, 2022 Board meeting and ask the Board to release the funds for the Committee to thereafter administer the road work before adverse winter conditions set in.

II. Highlights & Comments

Relatively speaking the roads suffered little to no notable damage since the July 4, 2022 heavy downpours. All erosion control/repairs measures detailed in the "Road Report and Costs Estimates 6.19.22" (see on the HOA website) have already been completed this summer, as well as (3) additional repair locations, except repairs that will be achieved with upcoming raking. Also, as of September 2, 2022, (33) loads of annual replenishment gravel have been placed in some of the locations detailed in the 6.19.22 website report. On this recent road drive assessment the Committee identified:

- quite a few dust spots (spots in the roads where gravel road base is insufficient) in need of repair. This category of repair item has not occurred in Ranch history to speak of, so if it becomes a new trending repair item then the Board would need to seek additional assessment funding for this in the future. The Committee also recommends that the Board create a new accounting category called "base repair" in order to accurately track this expense subject into the future. \$8442.37 worth of "base repair" is budgeted into the items below.
- a few short sections of roadside ditches that need to be restored with a grader
- many miles of roads that need deep raking in order to restore drainage crowning and eliminate rutting, washboarding and potholes.
- The Committee reminds the Board to keep in mind making progress about securing funds to improve the several "no plow" road sections around the Ranch. These sections have been largely abandoned of winter maintenance for years because they are too dangerous or impossible to plow, and this abandonment has resulted in some Lot Owners being denied access to their Lots for periods during winter. Readers may remember that in 2021 the membership voted down the Board's attempt to secure funds for these improvements.
- The Committee continues to identify occasional needed repairs that are more of a labor/construction nature suited for a general contractor which road contractors do not perform, things like gate and sign repairs and tree trimming. Due to a lack of local licensed/bonded/insured and willing and qualified construction contractors the Committee recommends that the Board address this subject soon.

III. Repair Items By Division

Notes

- Because current HOA annual road maintenance funding is based on historical averaging, all repair/maintenance items below should automatically be executed without consideration for cash flow status.
- HOA raking cost, averaged from the most recent raking contractor billing, is \$169.00 per mile. But the raking that will be ordered this fall will be exceptionally deep and will require additional passes or deeper and slower speeds, so the Committee has increased the per-mile amount for raking to be \$210.00 in the raking items below.
- All items below involving contractor-provided equipment have a proportionate amount of load-in and load cost included in the item's estimated cost.
- All estimated costs include 8.4% sales tax.

Item

estimated cost

General

- 1. Contractor labor costs \$463.41**
 - Labor time to become informed about repair locations and to attend/administer 'call-for-locate' ground marks with applicable utility companies (5 hrs x \$60.00 plus tax = \$325.20)
 - Contractor auto mileage costs for above (85 miles x \$1.50 plus tax = \$138.21)

Division 1

- 1. Crown/rake incline \$105.00**
Typical incline of need on Point Drive just north of intersection with Canyon Spur.
- 2. Trim encroaching trees on the north end of Point Drive (volunteer labor) \$0.00**
- 3. Grader; restore ditch \$146.34**
Location: .30 Point Drive (north end).
- 4. Pull ditch, install rip-rap armor in ditch, fix dust spot \$1585.35**
Location: .1 Point Drive (north end). Prescription: Using a grader cut the ditch shape correct again and install rip-rap shale as ditch armor, using a backhoe excavate out about 10" deep road fluff and 20' further in each direction of the dust spot and then fill with larger diameter pit run and track compact with dump truck. Install 3" thick PCI topcoat on top of that.
- 5. Heavy rake for crowning at 1.82 Point Drive (from south) \$210.00**
- 6. Rake all of Point Drive, Homestead Spur and Sunset Ridge road \$892.50**
Mileage = 4.25 x \$210.00

Division 2

- 1. Grader ditch at .10 Allen Drive \$176.15**
- 2. Rake all of Allen Drive and Lone Spur \$430.50**
Mileage = 1.3 miles x \$210.00, plus a little more to deep rake the incline at .6 Allen Drive.

Division 3

- 1. Rake all of Wagon Wheel \$210.00**

Division 4

- 1. Pull ditches with grader \$596.20**
Locations:
 - .60 Point Drive (from south end)
 - .70 Pine Bluff Road
 - .30 Pine Bluff Road
 - .20 Pine Bluff Road
 - .30 Crest Drive and spots further up the road.

- 2. **Repair (3) dust spots** **\$4287.22**
 Prescription: Using a backhoe excavate out about 10" deep road fluff and 20' further in each direction of the dust spot and then fill with larger diameter pit run and track compact with dump truck. Install 3" thick PCI topcoat on top of that.
 Locations:
 - .75 Point Drive (from south end)
 - .85 Point Drive (from south end)
 - .08 Meadowlark Spur
- 3. **Rake all of Point Drive, Pine Bluff, Crest Drive, and ¾ of Old Tressle** **\$840.00**
 Mileage = 4 miles x \$210.00

Division 5

- 1. **Repair (2) dust spots** **\$2882.10**
 Prescription: Using a backhoe excavate out about 10" deep road fluff and 20' further in each direction of the dust spot and then fill with larger diameter pit run and track compact with dump truck. Install 3" thick PCI topcoat on top of that.
 Locations:
 - .20 Mallard Drive
 - .85 Point Drive (from south end)
- 2. **Pull ditches with grader at .55 and .85 Mallard Drive** **\$325.20**
- 3. **Raking** **\$993.00**
 Locations:
 - The first 2.33 miles of Mallard Drive.
 - The first 1.1 miles of Blue Grouse.
 - All of Blue Grouse (1.3 miles).

Division 6

- 1. **Rake all of Corral Drive (1.3 miles) plus locate mileage**..... **\$350.00**

Division 7

- 1. **Fix dust spot at .45 West Corral** **\$1967.46**
 Prescription: Using a backhoe excavate out about 10" deep road fluff and 20' further in each direction of the dust spot and then fill with larger diameter pit run and track compact with dump truck. Install 3" thick PCI topcoat on top of that.
- 2. **Raking** **\$1013.50**
 Locations:
 - All of West Corral (3.75 miles)
 - All of Big Rock (.60 miles)
 - locate mileage

Division 8

- 1. **Pull ditch with grader on Cougar drive at .05 and .30** **\$325.20**
- 2. **Fix heavy erosion area at beginning of Gold Rush Ridge** **\$1056.90**
 Prescription: Using a backhoe, harvest pit run gravel from north edge of road and place that product on the north edge road embankment where erosion channel exists. Install rip-rap as armoring in ditch. Crown and shape with rake.
- 3. **Raking** **\$1024.00**
 Locations:
 - All of Gold Rush Ridge (2 miles)
 - First .40 miles of Cougar
 - 1.6 miles of Longhorn Drive
 - All of Pine Grove (.40 miles)
 - locate mileage.

Notable Various Expense Totals

- All expenses in this Report: \$19,880.03
- Repair dust spots: \$8442.37
- Total raking (yellow highlighted numbers above): \$5858.50