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Gravel Replenishment Report ***July 18, 2023***

I. General Comments

- In late June two Road Committee members drove all Ranch roads to assess where replenishment gravel is most needed. The committee members also made observation and note of any other new road repair issues that became evident since the last committee road drive. It is understood that gravel wears away from roads at a prescript calculated rate according to the rate of traffic on the roads; to receive copies of supportive calculation reports about this please contact the BOD via email.
- The 2023/2024 HOA budget allows for \$18,681.00 for annual gravel replenishment. In addition there is \$8092.00 in the 23/24 HOA budget for catch-up replenishment funds regarding recent years, such funds that were approved by a vote of the membership in 2021. On July 15, 2023 the BOD approved making the total \$26,773.00 available to the Road Committee to start placing gravel; section II of this report shows the prioritized locations that the committee will choose from when placing gravel. Gravel will be placed in locations considering the following priorities:
 - higher traffic sections
 - soft spots
 - spots to cover excessive boulder heads sticking up (especially important for winter snow plowing equipment)
 - inclined road sections
- All proposed gravel placement locations are locations that have not yet received replenishment gravel in the HOA's 25 years of road wear and maintenance history.
- The total funds available represent approximately (54) 11-yard truck loads of gravel.

II. Considered Gravel Placement Locations

Final specific locations and amounts for each location will be chosen and marked in the field at the time of placement and may vary slightly from the list below. Each potential location below is marked by priority consideration with an "A" for highest, "B" for next highest, and "C" for lowest priority. Readers will note that the list below is far larger than what current HOA funds allow for and is therefore meant to show readers the committee's awareness of all major gravel considerations throughout the Ranch.

Division 1

- Priority "A": (4) loads PCI 5/8"-minus at about .25 Sunset Ridge Road, carrying forward prior years' gravel replenishment placement.

- Priority "C": (4) loads PCI 5/8"-minus on Old Tressle going west from the intersection with Pine Bluff.

Division 2

In years past the first approximately .15 miles of Allen Drive has received replenishment gravel. The committee would like to continue this on from there but the road from that point forward is a softer road section that needs significant larger-ballast road base gravel before it is prudent to place topcoat gravel upon it. This subject was addressed to the membership in 2021 when the BOD asked the membership to fund such added base gravel but the vote failed to pass, so there is not adequate funds currently to fund gravel for this section. The committee will seek to work with the BOD during this fiscal year to see about how at least some funding can be secured next year.

Division 3

With the exception of a stretch of about about 500', all of Wagon Wheel has received replenishment gravel. And this remaining 500' is on the lighter traffic end of the road. So the committee is not prioritizing any gravel for Division 3 this year.

Division 4

- Priority "A": (4) loads PCI 5/8"-minus on (south) Point Drive starting at the intersection of Vista Drive.
- Priority "B": (4) loads PCI 5/8"-minus at about .15 (south) Point Drive, continuing prior years' gravel placement.
- Priority "A": (6) loads Osoyoos RediMix 3/4"-minus on a 600' long soft road stretch on Point Drive (south) between Crest Drive and Eagles Nest.
- Priority "C": (2) loads PCI 5/8"-minus at about .2 Crest Drive, continuing replenishment gravel from years' past.
- Priority "B": (2) loads PCI 5/8"-minus at about 1.1 Point Drive (south), continuing replenishment gravel from years' past.
- Priority "C": (2) loads PCI 5/8"-minus at about 1.05 Sunset Ridge Road, continuing replenishment gravel from years' past.

Division 5

- Priority "A": (2) loads PCI 5/8"-minus starting at beginning of Mallard Drive.
- Priority "A": (2) loads PCI 5/8"-minus at about .55 Mallard Drive (north side of the creek crossing).
- Priority "B": (2) loads PCI 5/8"-minus at about .5 Meadowlark.
- Priority "B": (2) loads PCI 5/8"-minus at about .2 miles before the end of Meadowlark.
- Priority "C": (2) loads PCI 5/8"-minus at about 1.7 Mallard Drive, continuing gravel placement from years' past.
- Priority "C": (4) loads PCI 5/8"-minus from on Blue Grouse from beginning.
- Priority "C": (2) loads PCI 5/8"-minus at about .5 Blue Grouse at the steep switchback corner and steep grade.

Division 6

- Priority "B": (2) loads PCI 5/8"-minus at about .25 Corral, continuing gravel placement from years' past.

Division 7

- Priority "A": (2) loads PCI 5/8"-minus on first curve corner at about .4 West Corral, in between years past placements.
- Priority "A": (2) loads PCI 5/8"-minus at about .55 West Corral, continuing gravel placement from years' past.
- Priority "B": (4) loads PCI 5/8"-minus on West Corral at about .2 miles past the intersection with No Name Road, continuing gravel placement from years' past.
- Priority "B": (2) loads Osoyoos RediMix 3/4"-minus at about 1.1 West Corral, starting at the switchback corner intersection with Gold Rush Ridge.
- Priority "B": (2) loads PCI 5/8"-minus at beginning of Big Rock Road.

Division 8

- Priority "A": (2) loads PCI 5/8"-minus at about .35 Gold Rush Ridge road, continuing on with years' past replenishments.
- Priority "A": (2) loads PCI 5/8"-minus at about .4 Longhorn Drive, continuing on with prior years' replenishments.
- Priority "B": (2) loads PCI 5/8"-minus between about 1.2 – 1.4 Longhorn to cover heavy boulderheads up a steep

incline.

- Priority "C": (2) loads PCI 5/8"-minus at about 1.35 Gold Rush Ridge road, continuing years' past placements.