



Road Report
June 22, 2023

I. General Comments

- Last fall winter came sudden, hard and early, so 22/23 road maintenance was suspended until this spring. Between last October and this recent May all scheduled road maintenance as enumerated in section II below was completed; the work fulfills all required annual road maintenance for the HOA. All roads were crowned, ditched and graded/raked as much as possible, and various other road base and erosion control repairs were made.
- In early June 2023 our weed spraying contractor sprayed pre-emergent and emergent sterilant chemicals on road shoulders where vegetative growth has been encroaching road driving planes; this is necessary for preventing auto traffic from starting wildfires after the growth dries out in summer. The Road Committee toured roads last fall to identify the road growth spots, which are the areas the contractor sprayed. The contractor also performed broadleaf noxious weed spraying at the same time in early June on those weeds that were emerged at that time. Another session or two of touch-up broadleaf noxious weed spraying will occur in summer as plants emerge.
- In late June the Road Committee drove all HOA roads to make early lists for coming road repairs and to identify all road spots where this year's Gravel Replenishment placements will occur (\$\$18,681.00 in the budget). Gravel will be placed in locations according the following priorities:
 - higher traffic sections
 - soft spots
 - spots to cover excessive boulder heads sticking up
 - inclined road sections
 - places that have not yet received adequate replenishment gravel in years past
- The road raking performed this spring was the fourth year our HOA has used its own rake to perform road crowning and elimination of washboard and potholes. Members may recall that one major benefit of having our HOA own and use its own rake is to save money over renting a rake from a contractor. As of the completion of this recent raking the HOA has paid for 45% of the original purchase price of the rake (\$8352.00 of \$18,560.09) from the savings experienced by using the rake. At this rate the rake should fully pay for itself in 3-4 years and thereafter start earning money for the rest of its 30+ year serviceable life.

II. Road Repair Items Completed, By Division, in Fiscal Year 2022-2023

General

- Labor time to become informed about repair locations and to attend/administer 'call-for-locate' ground marks with applicable utility companies.

Division 1

1. Crown/rake incline; Point Drive, just north of intersection with Canyon Spur.
2. Trim encroaching trees on the north end of Point Drive (volunteer labor).
3. Grader; restore ditch at .30 Point Drive (north end).
4. Pull ditch, install rip-rap armor in ditch, fix dust spot at .1 Point Drive (north end), including installing gravel topcoat.
5. Heavy rake for crowning at 1.82 Point Drive (from south).

Division 2

1. Grader ditch at .10 Allen Drive.
2. Rake all of Allen Drive and Lone Spur.

Division 3

1. Rake all of Wagon Wheel.

Division 4

1. Pull ditches with grader.
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. 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 $\frac{3}{4}$ of Old Tressle.
4. Dug up and replaced half of a crushed culvert at .33 Sunset Ridge Road.

Division 5

1. Repair (2) dust spots. 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.
3. Raking. 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).

Division 7

1. Raking. Locations:
 - All of West Corral (3.75 miles)
 - All of Big Rock (.60 miles)

Division 8

1. Pull ditch with grader on Cougar drive at .05 and .30.
2. Fix heavy erosion area at beginning of Gold Rush Ridge.
3. Raking. 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)