

9MR Road Report

April 1, 2024

prepared by Kirk Johnson (road manager), reviewed by Road Committee

This is a report specifically to inform the membership about the current status and near-future plans regarding 9MR road maintenance.

On 3/23/24 several members of the Road Committee drove all 9MR roads to inspect for damage and needed repairs since the prior road drive just before winter last fall. In general, the roads weathered the winter season and spring melt very well, especially as winter weather was very light. Here's what we found:

- Very little ditching will be needed.
- No notable roadside embankment erosion or structural ditch erosion was identified.
- Very little culvert blockage was identified, although a thorough deliberate culvert inspection will be conducted in the coming months.
- Road crowning generally remained in good shape from last year's road crowning maintenance efforts.
- Winter conditions and periodic melts did produce above-average road rutting and potholes, so a higher-than-average amount of raking to repair it will likely ensue.

As of the date of this report about ¼ of this spring's road raking has been completed. The act of raking crowns roads and eliminates washboarding and potholes. It will take a little more time unfolding before all raking can be completed as roads are still mostly too soft to effectively rake.

Projected plans for upcoming road maintenance, and other notables, are:

- Finish raking ASAP.
- Perform a small amount of needful ditch repairs.
- Reinstall (2) rotted and downed road signs.
- Likely install some larger sized (ballast) road base rock in a couple needful road sections.
- Finish delivering and spreading 23/24's remaining approximately (29) truck loads of topcoat replenishment gravel.
- We'll be in a new fiscal year as of June 1, 2024, which means that a new round of annual gravel replenishment placements will begin after that.
- After many years of this author soliciting them to do this, PCI Inc, our main gravel supplier (for good top coat replenishment gravel) agreed over the winter to maintain crushing and stocking 5/8"-minus dolomite gravel specifically for our HOA's needs. This is a positive development given that in years past we could not guarantee getting the gravel size and quantity we want/need when we wanted it.
- Last winter's snow plowing expenses were about 60% compared to that of an 'average' year, which is also therefor far below that of an extreme year. This means the extra funds not spent up to the 'average' level will remain in reserve funding for future years when above average plowing expenses will be incurred.
- Approximately \$2100.00 worth of previously unallocated road maintenance funds were discovered, coming from recent prior years when some short 'no plow' road sections did not of course get plowing funds spent on them. The Board intends for the Road Committee to spend the funds on some portion of those 'no plow' road sections to help bring the road(s) up to plowable standard.

Feel free to contact the Road Manager or Committee at roadmanager@9mileranchhoa.org, or the Board at bod@9mileranchhoa.org to ask or inform about road issues, and please visit the 9mileranchhoa.org website under "Reports" to view updated road reports throughout the year. Board meeting minutes are also a good source of information about roads and finances.