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## **Gravel Replenishment Report**

### **July 14, 2024**

#### **I. General Comments**

- On July 6, 2024 four Road Committee members drove all Ranch roads to assess where replenishment gravel is most needed. 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 2024/2025 HOA budget allows for \$19,359.00 for annual gravel replenishment. In addition there is \$7307.00 in the 24/25 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 13, 2024 the BOD approved making the total \$26,666.00 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 (51) 11-yard truck loads of gravel.
- During the assessment drive the committee members also made observation and note of any needful touch up weed spraying needed, and also logged a schedule of pre-emergent sterilant spraying that will be needed next spring for road growth encroachment areas.

#### **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 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 "B": (2) loads PCI 5/8"-minus at about .75 Sunset Ridge Road.
- Priority "A": (4) loads PCI 5/8"-minus at .25 Sunset Ridge Road, continuing prior years' gravel placement.
- Priority "C": (2) loads PCI 5/8"-minus at about 1.0 Sunset Ridge Road, continuing replenishment gravel from years' past.
- Priority "A": (2) loads PCI 5/8"-minus at about .2 miles from Nine Mile Road on north Point Drive, continuing replenishment gravel from years' past.
- Priority "B": (2) loads more PCI 5/8"-minus adding on to the loads in the bullet immediately above.
- Priority "C": (2) loads PCI 5/8"-minus at about 2.25 Point Drive.
- Priority "B": (2) loads PCI 5/8"-minus at about 1.25 Point Drive, continuing replenishment gravel from years' past.
- Priority "C": (2) loads PCI 5/8"-minus starting at the beginning of Crest Drive.
- Priority "B": (2) loads PCI 5/8"-minus at about .5 Point Drive, continuing replenishment gravel from years' past.

##### **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.

Two years ago a new road maintenance category, "Road Base Repair", was added to the accounting system. So there is now an annual funding component for repairing road base, which is the nature of what Allen Drive needs. Maybe some funding can come from that category? The good news is that while the road section is soft (especially in spring melt) the traffic level is very low on that road and there is no history of anyone not being able to pass through it

#### **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": (2) loads PCI 5/8"-minus at about .65 Pine Bluff.
- Priority "B": (2) loads PCI 5/8"-minus at about .50 Pine Bluff.
- Priority "B": (2) loads PCI 5/8"-minus at about .20 Old Tressle, continuing gravel placement from about 20 years ago.

#### **Division 5**

- Priority "A": (2) loads PCI 5/8"-minus starting at beginning of Blue Grouse. This spot will also need a little road base repair before the topcoat is applied.
- Priority "A": (2) loads PCI 5/8"-minus at about .9 Mallard, where Mallard veers left from Blue Grouse.
- Priority "B": (2) loads PCI 5/8"-minus at about 1.7 Mallard Drive, continuing year's past placements.

#### **Division 6**

- Priority "A": In June recently there was a major road base repair conducted at .62 Corral Drive, which involved topcoating it with (8) loads of PCI. So the road committee is assigning (4) of those loads as part of the 24/25 gravel replenishment budget.

#### **Division 7**

- Priority "A": (4) loads PCI 5/8"-minus at about .6 West Corral, in between years past placements.
- Priority "B": (2) loads PCI 5/8"-minus adding on to immediately above.
- Priority "A": (2) loads PCI 5/8"-minus on West Corral at about 1.3, continuing gravel placement from years' past.
- Priority "B": (2) loads PCI 5/8"-minus at 2.4 West Corral starting at the intersection with No Name Road.
- Priority "C": (2) loads PCI 5/8"-minus at 2.6 West Corral, continuing year's past placements.
- Priority "B": (2) loads PCI 5/8"-minus at about .15 Big Rock, continuing year's past placements.

#### **Division 8**

- Priority "A": (2) loads PCI 5/8"-minus at about .35 Longhorn Drive continuing on with years' past replenishments.
- Priority "B": (2) loads PCI 5/8"-minus at about .85 Longhorn Drive, continuing on with prior years' replenishments.
- Priority "A": (2) loads PCI 5/8"-minus at .40 Gold Rush, continuing years' past placements.
- Priority "B": (2) loads PCI 5/8"-minus added into the immediately above.
- Priority "B": (2) loads PCI 5/8"-minus at about 1.0 Gold Rush, continuing years' past placements.