

Road Manager's Activity Log

September 2018

by Kirk Johnson

Friday, September 14, 2018

- Got word through Beanblossom (the delivery contractor) that the 1 1/4"-minus gravel from Tollefson was partially sold out from underneath us. Comms with (2) Tollefson reps; they say "go get what's left NOW".
- Inspect the remains of the product on the way out of town; approximately 8-10 truck loads available (need at least that).
- Beanblossom scheduled to start delivery Monday.
- Bob Tollefson says he has more of the same in Chesaw; I will inspect.

Monday, September 17, 2018

- Purchase flagging tape and stakes.
- Place road marking stakes and mark maps for 1 1/4"-minus gravel delivery on Divisions 7 and 8.
- Meet Beanblossom for first load delivery to 'get on same page' and deliver maps, instructions to him. I see his first load while in the back of the truck; it's not the right product but rather it's straight 1 1/2" crush! Not good, unacceptable, tell him to take it back. We pile into my van and go to the Oroville pit and clarify what he's supposed to bring.
- Beanblossom delivers and spreads (3) loads to Long Horn on lower Division 7. He's scheduled to continue more gravel deliveries for Thursday.
- Flag all trees for trimming/felling in Division 7.

Tuesday, September 18, 2018

- Contact with Adam McNall to remind him to make sure he secured the (18) loads of needed 5/8"-minus gravel from subcontractor source PCI (this is my second follow-up/reminder with him).
- Calculate and plan McNall's next rip-rap deliveries (measure Canyon View Lanes' needs... that's the pavement road in Division 8 where there's a stretch of pavement that is crumbling a bit next to the edge).
- Went to Tollefson's Chesaw pit to inspect 'alleged' additional 1 1/4"-minus supply; none there, only more straight 1 1/2" crush. This means there's apparently no more of that needed product in this region. The stuff we're getting now is what's left over from the pile I purchased from for the Ranch 18 years ago... no more left. Will plan substitute gravel for the few loads we might be short. Will research other source options, including Osoyoos, maybe PCI if they can crush some 1 1/4"-minus for us, maybe others a nearby as possible.
- Talk/plan with Tim Roberts for potential pit run deliveries, including the potential substitution deliveries for the Tollefson gravel we may be short on.
- Inspect Beanblossom's gravel delivery to Division 8 he did on Monday; GREAT job!
- Flag trees in Division 1, 6. Formulate potential volunteers for trimming, comms with BOD.

Wednesday, September 19, 2018

- Met Beanblossom delivering 1 1/4"-minus to Division 7. He updated that we will run out of gravel after Divisions 7 and 5 get their loads, so I'll have to substitute other material for the flat places I was anticipating possibly using substitution for.
- Stake marked the Div. 5 gravel drop.

- Contacted Osoyoos Redimix about their 1 1/4"-minus; they have no more right now and will not be screening/milling any more until next spring. I inquired of looking at the gravel, and they directed me to a business in Oroville that has a pile sitting there; will inspect when I go to town later today. Osoyoos Redimix has a history of making 'round crush' - basically crushing round pit run such that about half the gravel sides are jagged and the other sides are roundish. This is an inferior product because it does not bind as well. The price is pretty good though; \$250.00 per 10 yd. truck load delivered, which is a little less than the other crushes we're using right now.
- Visited Osoyoos Redi Mix pile of 1 1/4"-minus gravel in Oroville; it is indeed 'round crush'.

Thursday, September 20, 2018

- Inspected the remaining HOA sand pile at Tim Roberts' house; too wet, and hardly any left.
- Sorted out sanding issue and proposed remedy, sourced dry local sand, sent email to BOD about all issue (including budget considerations) and asked for consent to act.
- (several days ago) Review recent Tim Roberts and Adam McNall bills and assigned accounting category designations to the items for the Treasurer's bookkeeping.
- Discovered McNall incorrectly charges too high a sales tax rate (8.2% instead of 7.8%) and comm'd this to him and linked him to the proper state website.
- Inspected and measured volume for rip-rap delivery at Blue Grouse embankment, formulated final McNall rip rap delivery, made delivery maps for him and emailed them. Found a feasible spot for McNall to dump on Blue Grouse.
- Update phone call with McNall about scheduling riprap and 5/8"-minus deliveries; rip rap next Tuesday - Thursday, 5/8"-minus starts next week.
- Created final seasonal work order for Tim Roberts, and final overall work hit list including anything not yet done with the two prior work orders.

Friday, September 21, 2018

- Deal with the BOD for consent for sanding.
- Deal with Tim Roberts and Osoyoos Redimix to arrange deliveries of sand. Many back-and-forth calls. Manage sand drop.
- Finalize billing and payment arrangements with Beanblossom for his gravel drops.
- On the way to town inspect Beanblossom gravel drop on upper Division 7, West Corral.
- Have Stacey pick up a tarp for the sand pile while she was in town.
- Kirk collect truck load of rocks along Nine Mile road for sand tarp securing. Go to Tim's with a variety of tarps. Shovel the sand pile to center for tarping. Tarp the pile.

Sunday, September 23, 2018

- Inspect Wagon Wheel road in Division 3 to see if the washboard reported by Div. 3 Lot Owner is bad enough to be a winter driving hazard (on the main hill on that road), therefore potentially needing raking ASAP before McNall places gravel there later this week.

Monday, September 24, 2018

- Contact Road Committee via email re: consent to rake Wagon Wheel and Gold Rush sections before gravel dump later this week.
- Visit Tim while in area to consult/plan re: raking above items, coordinate with McNall for shale drop.
- Comms to direct (2) Lot Owner volunteers for tree trimming, find the WA State chainsaw regulations link to be able to send to volunteers.
- Call PCI (5/8"-minus gravels source) to see if they can crush 1 1/4"- minus also; answer was NO.

Tuesday, September 25, 2018

- Chainsaw limitations comms to tree trimmer volunteers.
- Emails to three Divisions 8 and 3 lot owners asking them to pick rocks on road after raking, also drive full width of road to pack road so not muddy in spring.
- Receive Div. 7 Lot Owner email about 'fell the trees, don't trim them'; passed that message to trimming volunteer.
- Comms with McNall for shale drops starting later today. Stake (2) drop spots in Division 5 for the shale drops.
- Comms with (3) 9MR owners asking them to be snow plow coordinator for this coming winter; one said he would be Div 7 reporter but not head coordinator. Another thankfully declined. I have now asked at least 7 people, including twice trying Eldon Hunt, the prior coordinator (no reply).
- Comms with Tim about current snow plow requested contract changes, coordinate to get him current work order.
- Log updated hit list for next year's road work, including details about Blue Grouse I witnessed today while driving to stake for shale drop.
- Comms with Div 5 lot owner; he agreed to voluntarily cut the trees in Div 5.
- Comms with Senior Center pres. to secure back room for Exec. Session during Oct. 13 BOD meeting.
- Pester Tim about getting me new snow plowing contract changes, etc.

Wednesday, September 26, 2018

- Make and email McNall directions map for Mallard '3 loads shale' delivery.
- Make Work Order #4 for Tim (fall safety raking spots), preparing for later today meeting.
- Meet with Tim; field and converse about his snow plow contract requests and concerns, execute #3 and #4 work orders, clarify details about both of those, schedule his raking and other work around McNall rip rap drops and gravel spreading, etc.
- Comms with McNall; clarify today's rip rap drops, schedule gravel placement starting Friday.

Thursday, September 27, 2018

- Comms/details about snow plowing emailed to the BOD, asking for someone to write draft contract.
- Stake Canyon View lane rip-rap install for Tim.
- Analyze and stake all 5/8"-minus gravel drops for McNall. It should be understood that you cannot stake ALL DIFFERENT GRAVEL TYPE DROPS AT THE SAME TIME because the different contractors get them confused and there WILL be mistakes.
- Revise 5/8 drop schedule to include substituting some off it for pit run, and change Point Drive drop positions slightly after more analysis.

Friday, September 28, 2018

- Comms with Div 7 owner, arranging for them to volunteer to replace rotted Porky Pine Spur post; I arrange to get them a new pressure-treated post beginning of week.
- Meet McNall at Div 8 gravel drop; witness hit drop pattern once so I can plan others, outline him on specs and rest of schedule.
- Comms from Tim re: his equipment breakage affecting remaining work schedule.
- Long conversation with Div 8 Lot 58 owner about Big Horn Ridge gate issue, also visit gate and take pictures, measurements for BOD consideration report. Discover an obstructed ditch section that will need to order Tim to clear.

Saturday, September 29, 2018

- Comms with a Div 3 lot owner giving them permission to pick the rocks on Wagon Wheel road after

the recent raking.

- Draft report about BHR gate issue, send to BOD.

Road Manager's Activity Log

October 2018

by Kirk Johnson

Monday, October 1, 2018

- Comms with Tim regarding newly-discovered filled ditch at the beginning of Canyon View Lane, chat regarding raking Point Drive in two spots for winter safety, etc.
- Comms with McNall about gravel delivery for the week.
- Comms with Brett Coffman (Director and Road Committee person) making sure I understand his comments about “free and clear” draining of the proposed pit run gravel placements, also discussion regarding potentially postponing this placement until next spring (potentially for better placement/packing conditions because of the pit run aggregate size and how thick we will have to lay it down for good binding).
- Try to contact Beanblossom to get his billing numbers ASAP so Road Committee can make spontaneous cash-flow decisions, if necessary.

Tuesday, October 2, 2018

- Second try to contact Beanblossom to get his billing numbers ASAP so Road Committee can make spontaneous cash-flow decisions, if necessary.

Wednesday, October 3, 2018

- Purchase a 4x4x10' pressure treated post for Div 7 volunteer to replace rotten Porky Pine sign post.
- Comms with Beanblossom to get his billing numbers for cash-flow use.
- Comms with ordering Tim about pit run delivery, raking two additional winter ice spots that are currently badly washboarded, clear ditch at entrance to Canyon View Lane. Publish email to BOD about this.

Thursday, October 4, 2018

- Drop off new pressure-treated sign post at Porky Pine Spur for volunteer to install.

Friday, October 5, 2018

- Draft revised “9.2018 Gravel Placement Schedule” for BOD approval/feedback and post to website.
- Email Div 7 volunteer to go ahead with sign post replacement.
- Field Lot Owner call about downed tree on Point Drive north.

Saturday, October 6, 2018

- Attempt to get ahold of McNall re: gravel delivery this week.

Sunday, October 7, 2018

- Comms with McNall about gravel delivery this week.
- Detour to see downed tree on Point Drive north, odd marked tree, email BOD about it.

Monday, October 8, 2018

- Met with Tim signed and exchanged Work order #5 paperwork, updated his progress, reminded about ditching the beginning of Canyon View Lane (he forgot), etc.
- Inspected Tim's rip rap install on Canyon View.

Tuesday, October 9, 2018

- Comms with Tim regarding placing partial load of Barnett gravel in the dust whole on Old Trestle by the gate (this will substitute the prior scheduled (1) load of pit run or 1 1/4"-minus). Comms with Tim to warrant the raking at the beginning of Long Horn on lower Division 8.

Wednesday, October 10, 2018

- Comms with a Div. 7 owner about muddy spots on West Corral.
- Mark Div. 5 trees for trimming.
- Comms with Tim about the mucky condition of the switchback corner at West Corral and Goldrush Ridge intersection; the spot needs gravel.
- Comms with Tim to meet him tomorrow AM to diagnose work to be done at Gold Rush Ridge/Lake View Spur intersection (already prior scheduled in a work order). Also verify he done with Canyon View ditch and Long Horn washboard removal warrant.

Thursday, October 11, 2018

- Comms with Division 7 owner about placing Barnett gravel on the bare West Corral switchback corner; Tim will be doing that in the next few working days.
- Met with Tim and diagnosed fix for chronic dysfunctional winter water flow at Gold Rush Ridge/Lake View Spur intersection (as was detailed in earlier Road Assessment and Work Order this year), also potentially involving a 'plow out' like what was successfully installed on Mallard Drive in 2017.
- Researched other trucking source for the PCI 5/8"-minus gravel (not happy with tardy responses from McNall, in spite of being closely engaged with him for 3 months on scheduling).

Friday, October 12, 2018

- Talked with Beanblossom about potentially hauling PCI 5/8"-minus gravel in place of McNall; he said he is certified to haul from their pit, and he is willing.
- Met with McNall in Division 3 for gravel placement, also at Div. 4 Point Drive gravel placement. Measured both areas for gravel length and volume and adjusted one load to be moved from Div 3 Wagon Wheel to Point Drive.
- Comms with Lot Owner down Lake View Spur about the repairs taking place at the Gold Rush Ridge/Lake View Spur intersection.

Saturday, October 13, 2018

- Inspected Tim's work on the Gold Rush/Lake View corner from Thursday; I am not satisfied the road slope is adequate to cause the road water to make it into the ditch (this is a tough sloping situation where the confluences and turns of roads happen like this). Talked with Tim, he will meet me there Tues AM to adjust the slope some more.

Sunday, October 14, 2018

- While driving to a personal social event, stopped in to inspect the McNall 5/8"-minus gravel placement on Wagon Wheel that was placed on Friday.
- Call from and comms with Crest Drive renter about a downed tree on that road.
- Email from and comms with a Div 5 lot owner about the possibility of installing a gate at the entrance to Div 5 to attempt to deter hunters trespassing on Mallard Drive to get to the state land down that road.

Monday, October 15, 2018

- Measure and determine exact positions for 5/8"-minus gravel placement on Pine Bluff and Sunset Ridge roads; plant marker stakes in ground and log into maps to give to McNall, and record into map copy for 9MR records.

Tuesday, October 16, 2018

- Meet with Tim and a concerned Div. 8 local owner at the Gold Rush/Lake View repair spot to determine the next part of the repair. Also ordered him to clear a short filled ditch section I found on Pine Bluff at the .2 mile mark from Chesaw road.
- Meet with McNall to outline him on the remaining 5/8"-minus gravel placements, give him marked map copies.
- Meet with Div. 2 lot owner about her concerns about ditching and road crowning in Div. 2; tour the roads with her and resolve her concerns.

Wednesday, October 17, 2018

- Comms to the BOD about the Div 2 road inspection last night.

Sunday, October 21, 2018

- Comm from Division 7, Lot 26 Lot Owner interested in plowing Ranch roads, either helping or augmenting Tim. Discussed plowing rates, insurance needed, state license needed, general overall regimen and concept for plowing and skills and equipment needed. Lot Owner is a licensed contractor already and understands all needs required for us, including insurance. Both he and I were positive on us discovering further the feasibility of this potential relationship.

Monday, October 22, 2018

- Check in with McNall about potential gravel placement schedule for this week; he experienced a truck breakdown (currently fixing) and is expected to resume on Wednesday or Thursday. Still need to deliver one more load to Gold Rush/Lake View Spur intersection so Tim can complete the road repair crowning at that repair spot.
- Comms with Division 7 Lot Owner who wants to perform some minor road repairs on upper West Corral.

Tuesday, October 23, 2018

- Comms with Tim to get his perspective and recommendations about Lot Owner inquiry to perform plowing for the Ranch (Owner had already talked with Tim about it too). Tim was positive about all the aspects we discussed and offered to have Lot Owner ride along soon when plowing, 'get to know', ask questions and learn more about each other and all issues/rates involved with plowing.

Wednesday, October 24, 2018

- Comms with interested Div 8 owner about the status of Gold Rush/Lake View Spur repair.
- Comms with Road Committee member Brett Coffman about his recent conversation with Tim; Tim pushing hard for more gravel on roads to cover boulders sticking up because it damages his plow and truck; discussion framed within concern for making sure we can keep a qualified plower, and also to not be surprised if plowing rates increase to cover this problem. Brett and I also discussed bringing up the subject of a special assessment at the next BOD meeting.

Thursday, October 25, 2018

- Comms with McNall updating gravel placement; he placed several more loads yesterday and will

continue today, maybe finish!

Friday, October 26, 2018

- Output and deliver the draft snow plow contract to Tim Roberts (he has no internet).
- Comms with Lot Owner about he potentially getting involved with 9MR snow plowing. Comms to BOD about same.
- Inspect recent McNall gravel placements on the way home from town.

Sunday, October 28, 2018

- Inspected Div 4 Crest Drive gravel placement on my way home from a social visit.
- Comms with Div 7 / Lot 26 owner: he gave me the combination of the lock of the gate he placed across the 'equestrian easement' in case for some emergent reason while he's out of town someone needs to get through.

Road Manager's Activity Log

October 2018

by Kirk Johnson

Monday, October 29, 2018

- Comms with McNall to verify his last gravel deliveries, choose to substitute one load on Crest and place it on Pine Bluff.
- Call in to Tim to get his current billing so BOD treasurer can create a cash-flow report in time for this coming Saturday's BOD meeting.

Tuesday, October 30, 2018

- Comms with McNall; his gravel is complete!
- Met with Tim re: snow plow contract adjustments, also discussed more advancements about new potential plower (Div. 7 Lot 26 owner). Discussed Eldon hunt being snow plow coordinator. Discussed and received his current billing. Discussed strong need for 3" of pit run placed on lower Mallard Drive in Div. 5 (the section beyond the 1.5 mile point); this section is terribly fraught with large boulderheads and large pit run rock without fines; for these reasons the road cannot be raked, and it is so damaging to plow equipment that he is considering stipulating that he will not plow the road. There are quite a few other road sections around the Ranch in similar shape that also need additional gravel for this same reason.

Wednesday, October 31, 2018

- Inspected McNall's gravel placement and Tim's work at the intersection of Gold Rush Ridge and Lake View Spur; there is a large passable bump in the road at the beginning of the gravel placement, but not worth ordering Tim for his minimum \$300 to come out and rake it out. The gravel has packed excellently from recent rains and traffic, which was the important issue about it. The hump can be raked out in spring when regular raking takes place for far less expense.
- Inspect Lot Owner request for BOD to responsible to cut down dead burned tree off the side of Old Trestle road; measure the position of the tree to verify if in easement or not, also likelihood of potential damage if it falls and where it might likely fall.
- Comms with engaged Lot Owner living down Lake View about the work above, informing him, and fielding his concerns if any; all good, he understands financial decisions. He had called Tim about the hump earlier this week.

Thursday, November 1, 2018

- Comms with Tim about Lake View gravel hump; he had seen it too and concurs with me about my analysis above. Also asked him to get his proposed snow plow contract edits in to me before Saturday AM for the BOD meeting. Also thanked him for his diligent and caring road work this year; we are fortunate to have a road contractor who performs this way for us.
- Analysis of all final gravel bills and calculations to inform Treasurer for her cash-flow report for this Saturday's BOD meeting.

Saturday, November 3, 2018

- Analyze/approve payment of Tim Roberts and McNall's bills, categorize for Treasurer, send out to

Road Committee.

- Comms with Tim about change to the snow plow contract he wants, also further discussion about bringing along a back-up/additional independent plower.
- Final per-truck load breakdown calc for all gravel delivered so far this fiscal year (\$306.00 per load with tax).

Sunday, November 4, 2018

- Transfer all Road Manager Activity logs from email to Word Doc, send to website manager for posting.
- Inspect Canyon Spur potential needs for raking via an HOA alerting yesterday, comms with BOD? Road Committee member Wayne Naysnerski to ask him to manually fix spots.

Tuesday, November 6, 2018

- Comms back and forth with Wayne about Canyon Spur.

Wednesday, November 7, 2018

- Comms with Tim about raking Canyon Spur and spots on Pine Bluff, more discussion and update about his recent progress with Lot Owner in Div 7 potential alternate/added snow plower, u[date about plow contract terms.

Thursday, November 8, 2018

- Print out snow plowing contracts, schedule with Tim.
- Comms to Road Committee re: added raking order to Tim for Canyon Spur, Pine Bluff spots and related cash-flow, alt. plower update, etc.

Sunday, November 11, 2018

- On my way to town inspect Tim's raking on Canyon Spur, touch-up on north Point Drive, also Pine Bluff.

Monday, November 12, 2018

- Comms with Div 5 Lot Owner about trimming trees on Mallard Drive.
- Comms with plow coordinator Eldon Hunt, send him signed copy of snow plow contract.

Tuesday, November 13, 2018

- Field call and conduct interview with a new potential snow plower, referral from director Brian Rabe and his wife.
- Comms with Tim about the new potential plower referral, discuss aspects of the man's equipment, experience, option for Tim to interview and inform him, ride along with him, etc.

Wednesday, November 14, 2018

- Continuing comms with Lot 26, Div. 7 Lot Owner who is discovering the possibility of becoming a snow plower for the Ranch.
- Comms with Snow Plow coordinator Eldon Hunt establishing protocol, standards.

Thursday, November 15, 2018

- Create 'plowing standards' statement for the website, send to BOD for approval, send to coordinator

for his input.

Tuesday, November 20, 2018

- Comms to Road Committee to OK spending funds to have Tim Roberts meet with me and a group of Division 7 owners about winter snow plow details and problems in that neighborhood.

Sunday, November 25, 2018

- Email comms to the Division 7 group for snow plow meeting.

Wednesday, November 28, 2018

- Comms with Div 7 snow meeting people; fielded input from two owners, others not interested; meeting cancelled.
- Email comms with a Div 7 owner asking permission to place some gravel, at her own cost, on West Corral. Counseled with her that it would not be wise to do right now with winter here, said the Road Committee would revisit it in spring. Stopped by the site on the way home from town to visually verify her thoughts, concerns.

Thursday, November 29, 2018

- Solicited a lower Div. 8 owner to report snow conditions to our Snow Plow coordinator; he agreed, then I comm'd with coordinator about it.

Road Manager's Activity Log

March 31, 2019

by Kirk Johnson

January 8, 2019

- Comms with potential snow plower to get business/work references from him.

January 15, 2019

- Met with Davidson Construction at Old Tressle and Point Drive to price and assess dropping (3) standing dead hazardous trees. Measured to verify in easement, also measured so to verify which Lot they are on to notify Owners.

January 16, 2019

- Calls to business references provided by a potential snow plower.
- Comms to Road Committee re: letter to BOD regarding felling dead burned standing trees.

Monday, January 21, 2019

- Meet with Tim Roberts about possible snow plowing contract extension.
- 4 hours create calculati, 2019ons, based on official records, about how much worn away gravel has not been replenished on the roads throughout Ranch history so this can be included into the upcoming Special Assessment vote to the membership. Communicating this 'deficit' to the membership and asking for the special assessment is legally required of the BOD, per recent attorney consultation.

Tuesday, January 22, 2019

- 2 hours finalize gravel replenishment calcs started on January 21.
- Comms to BOD about Road Committee burned tree issue, asking approval.
- Send letter out to Lot Owner on Old Tressle about removing burned tree in easement.

Thursday, January 24, 2019

- Comm to BOD member Brian Rabe giving him (2) lot owner vital info for him to notify them about standing dead burned trees in the easement.
- Comms with Div. 7 Lot Owner about her complaint about a culvert inlet.

Saturday, January 26, 2019

- Meet with Road Committee member Brett Coffman at Big Rock Road to make determinations and recommendations regarding a private fence encroachment and a complaint about a culvert inlet. Make a report about it for the ACC, along with pictures.

Sunday, February 10, 2019

- Start comms with two different Lot Owners/prior BOD members who have had experience about giving permission to agencies/companies to have logging access through our roads. Looking to have their counsel/involvement/feedback about the recent Wa. State DNR request to use some Division 7 and 8 roads for logging access to state land on Mt. Hull.
- Comms with prospective new snow plower.

Tuesday, February 12, 2019

- Long conversation with DNR representative about terms of their formal request for permission to use a

route through Div. 7 and upper 8 for timber harvest.

Monday, February 19, 2019

- Draft "Gravel Replenishment Deficit on 9MR Roads" report, to be used for upcoming fiscal year assessment issues.

Wednesday, February 21, 2019

- Comms with Tim Roberts (current and long time plower) about whether he will want to plow again for the HOA next year. Discussion regarding various counsel/support he may be willing to give us in the event he chooses not to plow next year so we are well-informed about historical efficient plowing parameters and expected billing rates so we can diligently monitor and advise the next plower.
- Email and phone comms with DNR rep, he feeding back to me answers regarding several various contract terms and definitions.

Wednesday, February 27, 2019

- Draft letter to Div 7/8 owners re: public comment period re: DNR proposal for using 9MR roads.

Monday, March 4, 2019

- Comms with an HOA member about the proposed DNR logging project.

Tuesday, March 5, 2019

- Comms with another HOA member about the proposed DNR logging project.

Wednesday, March 6, 2019

- Comms with another HOA member about the proposed DNR logging project.

Monday, March 18, 2019

- Sent emails to several HOA members about the Board unanimously resolving to reject the DNR request to use Ranch roads for logging access.
- Following up on member reports from last fall, viewed two road sites to observe watershed flow from winter snow melt: 1.6 miles down Mallard Drive in Division 5, and the first .5 miles of Allen Drive in Division 2.

Wednesday, March 20, 2019

- Comms with Point Drive owner who is volunteering to fell (2) hazard burned dead trees in the easement.

Thursday, March 21, 2019

- Met with above-stated owner to designate the trees.
- Re-viewed two road sites to observe evolution of watershed flow from winter snow melt: 1.6 miles down Mallard Drive in Division 5, and the first .5 miles of Allen Drive in Division 2.

Saturday, March 23, 2019

- Assess plugged culvert inlet on Mallard Drive causing road wash, alert BOD and contractor Tim Roberts. Later that day clear the culvert myself (inlet basin was full of ice).

Tuesday, March 26, 2019 (and many others days recently prior)

- Update with contractor Tim Roberts regarding his state contractor and business license suspension/lapse/mistake/whatever, making sure that is straightened out before we continue to hire him.

Tuesday, March 26, 2019

- Order tree contractor Davidson Construction to fell a burned dead hazard tree on Old Tressle.

Friday, March 29, 2019

- Comms with a local source for 1 1/4"-minus 'true crush' (this is important, as we need this kind of rock and there has been no more of it available locally that could be found up to this point).

Saturday, March 30, 2019

- Set up meeting with Road Committee to drive/assess roads for maintenance.
- Inspect volunteers' work dropping two hazardous burned dead trees on Point Drive.

Road Manager's Activity Log

April – May 2019

by Kirk Johnson

Saturday, April 6, 2019

- Draft response and calculations to lower Div. 8 regarding his requests for gravel on his road.
- Spring road assessment drive with Board members Brett Coffman and Rick Lewis.

Friday, April 26, 2019

- Obtain 1 1/4"-minus sample from local hauler Chris Wolley, analyze its quality for potential road use. Its not a 'true crush'; it has some round edge product in it. It costs \$305.00 per 10 yard load delivered. Will compare this price and quality with Osoyoos Redi Mix's similar product, also priced similarly but possibly a little less expensive.

Sunday, May 5, 2019

- Comms with local road contractor Jason Reese about potential road work and gravel supplied for 9MR.

Monday, May 6, 2019

- Comm to BOD about pursuing other work contractors to replace Tim Roberts doing our road work. For about 2 months, once every week or two I have checked in with Tim to see if he has resolved his state licensing and to this date is has not been resolved.
- Comms with local contractor Tim Mason about availability for road work, pit run supply.

Tuesday, May 7, 2019

- Comms with director/road committee member Brett Coffman regarding strategizing replacing Tim Roberts and his raking if need be. Of all possible pieces of road maintenance gear that the Ranch might prudently own, a rake is one that's potentially feasible. Local excavation contractors do not keep rakes, as rakes are used for maintaining gravel roads and 9MR is pretty much the only sizable private road system (the county takes care of their own gravel roads).
- Comms with Ok. Co. Public works, looking to source and research their recommendations about rock rakes. Also inquiring about local availability of 1 1/4"-minus true crush rock.

Wednesday, May 8, 2019

- Check in with Loomis AG to line up weed control spray soon.
- Schedule appt' with Jason Reese, local excavator, to see inspect his gravel products and his equipment, all as a prospective hire.
- Verify "Longhorn Drive" road signs do not exist in HOA possession, inform Div. 8 volunteer who is going to adjust the signs to read correctly (the signs have always said "...Road", which is incorrect with county EMS records).

Friday, May 10, 2019

- Response from Loomis Ag.
- 1 hr. meeting with potential road contractor Jason Reese; in-depth interview about all aspects of 9MR road needs.

Sunday, May 12, 2019

- Connect with last year's "tree felling" HOA volunteers to see if they will do necessary 'standing dead burned tree' felling in Division 2.

Monday, May 13, 2019

- Attempt to get one truck load of dolomite 5/8"-minus delivered, to be used for spot filling on roads. Kirk Johnson purchase and pay for this himself, donate to the HOA when used for pothole filling.
- Comms with Brett Coffman about inquiring if Tim Roberts is willing to sell/rent his rock rake to the HOA.

Tuesday, May 14, 2019

- Email to potential contractor Jason Reese with initial interview inquiries/questions/requests for proposal, also push to see if he can come on-line ASAP to do some raking soon.
- Email comm to Road Committee re: lining up Mason Excavation to install pit run ASAP (fulfilling current gravel work order of \$3800.00).
- Schedule with Tim Mason to meet and pinpoint pitrun gravel installation.
- Comms with Brett Coffman re: Tim Roberts, Brett talked with him; Tim unwilling to sell rake or rent , also still no contractor license and state UBI license number, 'one month, maybe'.

Wednesday, May 15, 2019

- Obtain current cash flow position of current fiscal year, consider slipping in some raking while we get this regional rain right now.
- Comms with contractor Jason, he can rake for us; talk later about potential schedule. Ask for proof of liability insurance, naming 9MR as insured under his policy.

Friday, May 17, 2019

- Edit draft Work Order for Jason to rake according to.
- Receive Garret Construction (Jason's) certificate of insurance and showing 9MR as "named insured" party under his insurance.

Saturday, May 18, 2019

- Drove and assessed priority raking and immediate gravel placement with Brett Coffman; raking to start Monday, \$3800.00 in pit run placement and machining to start within two to three weeks.

Sunday, May 19, 2019

- Report to BOD about planned spring road maintenance, and relative to current cash-flow.
- Correspondence with a Div 7 lot owner asking permission to place, at their own expense, environmentally-friendly dust control spray on short section of Big Rick road that their residence affronts. Also permission, at their expense, to potentially place speed limit signs and rubber speed bumps. This correspondence also sent to all Road Committee members.

Monday, May 20, 2019

- Comms with Loomis Ag, weed spray contractor, arranging spray for coming two weekends.
- Mark Division 2 burned trees in easements to be felled; meet volunteer fellers.

Tuesday, May 21, 2019

- Create and mail contract and marked maps to spray contractor Loomis Ag.

Wednesday, May 22, 2019

- Mark up maps and create final work order specs for raking for Jason of Garrett Construction.

Saturday, May 25, 2019

- Create work order for Mason Excavation for gravel placement and machining on West Corral.
- Meet with Tim Mason and director Brett Coffman at the site to discuss other potential work, and to exchange signed contracts for current work. Discuss further with Brett about pursuing research regarding the HOA potentially purchasing a rock rake.

Sunday, May 26, 2019

- Check in, update with and counsel with Loomis Ag about current spray conditions and scheduling.

Monday, May 27, 2019

- Additional letter and map to Loomis Ag to remind him to sterilant spray Forest Road in Division 6; end of season last year there was fire hazard growth all over the road beyond the last driveway cut-off.
- Comms with Brett Coffman about status of Tim Roberts rake; verify he is unwilling to sell it to us or to rent it to us. Having repeated delays in new contractor Jason of Garret Construction being able to rent a rake from the local manufacturer (manufacturer moonlights raking for his own clients, and everyone's raking has to be done when good moisture).

Tuesday, May 28, 2019

- Comms with two volunteers regarding burned tree felling on Allen Drive in Division 2.

Wednesday, May 29, 2019

- Comms scheduling Loomis Ag to start spraying this weekend after raking starts.
- Comms with Jason of Garrett Construction; rental rake is secured, raking to start tomorrow.
- Comms with Ok County to attempt to contact rake manufacturer.
- Comms with Mason Excavation; schedule him to grade/crown Gold Rush Ridge in concert with my placement of 1 1/4"-minus gravel in a soft road section.
- Comms with and to the Road Committee regarding commencing to research and recommend to BOD about a potential rake purchase.

Thursday, May 30, 2019

- Meet with Garret Construction to give him contracts, maps, and commence raking details.
- Later that day swing through several raked areas to verify work.

Friday, May 31, 2019

- Comms with Brett Coffman re: raking purchase research.
- Swing through on way home to see/analyze raking status; call off further raking because of lack of ground moisture, comms to Garrett about this, comms to BOD on Saturday about it.

Road Manager's Activity Log

June – July 2019

by Kirk Johnson

Saturday, June 1, 2019

- Review video info from Brett Coffman about a rake manufacturer he found. analyze and respond to Road Committee about this.
- Draft a spring Road Report.

Wednesday, June 5, 2019

- Update comms with Mason Excavation; grader is located to West Corral, pit run delivery and other work starts tomorrow.

Thursday, June 6, 2019

- Email BOD update of Div. 7 road work.
- Check in with Loomis Ag about spray status.
- Check in with Div. 1 volunteer dropping dead burned hazardous trees on Allen Drive in Division 2.

Monday, June 10, 2019

- Meet earth contractors Chris Wolley and Tim Mason at Div 7 West Corral and Gold Rush Ridge work areas; inspect work, coordinate 1 1/4"-minus gravel delivery involving both contractors.

Friday, June 14, 2019

- Comms with volunteer tree feller to schedule felling burned hazardous trees on Old Tressle right close to Chesaw road. Need to contact non-9MR land owner who owns that property to gain permission.
- Removed a fallen tree from Old Tressle.

Monday, June 17, 2019

- Process (3) road contractor bills, separate into accounting categories.
- Secure permission from local land owner Tom Rise to fell dead burned hazard trees at Old Tressle.

Wednesday, June 19, 2019

- Review and code two work contractor bills, submit them to treasurer for payment, and scan and submit all to all directors.

Thursday, June 27, 2019

- Comms with Brett Coffman about gravel placements in Div. 8.
- Inspect dropped trees accomplished on Old Tressle.
- Research road rake options.
- Reconnect speed limit sign at entrance to Division 3.

Saturday, June 29, 2019

- Correspond with a potential volunteer for Snow Plow Coordinator.

July 3, 2019

- Field info from Poor Boys Grader manufacturer about their rake, gather for BOD report and analysis.

July 4, 2019

- Create price estimates for all road maintenance items currently scheduled for the remaining 2019 season; this is also in preparation for a revised HOA budget analysis to support the potential purchase of a road rake, also to inform the BOD at the upcoming July 13 meeting.
- Inspect and identify needed post-emergent weed control touch-up on lower West Corral and Gold Rush Ridge Road in divisions 7 and 8 (these are typical areas for persistent Russian thistle).

July 6, 2019

- Comms with Garrett Construction about upcoming road work.

July 11, 2019

- Inspect Division 7 and 8 roads, and some of Divisions 1 and 4, for emergent weed control. Phone comms with Loomis Ag to schedule emergent spray.

July 12, 2019

- Comms with Garrett Construction to schedule upcoming essential planned road maintenance.

July 15, 2019

- Inspected Division 6 for emergent weeds.

July 16, 2019

- Inspected Division 2, 3 and Point Drive for emergent weeds. Created marked maps for Loomis Ag, met to hand off to him.

July 21, 2019

- Write report response to BOD regarding anonymous letter discussing rake purchase, grader-vs-rake costs and effects, etc.

July 25, 2019

- Inspect Sunset Ridge/Pine Bluff after thunderstorm; assess needed repairs, take pics.

July 26, 2019

- Report (email) to BOD about thunderstorm damage.
- Inspect Divisions 3 and parts of 7/8 for storm damage.

July 27, 2019

- Comms with two members inquiring of their observations about local storm damage to roads.

July 29, 2019

- Relocate Point Drive sign on opposite side of Nine Mile Road, per members request.

July 30, 2019

- Inspect upper Division 7 and lower Division 8 for storm damage.
- Start new calculations for updated road repair budget in consideration for recent storm damage, also extrapolate those added costs into reserve fund deposit calculations.

July 31, 2019

- Install snow plower solicitation flyers at Oroville Building Supply, attempt to get newspaper advertising info for the same reason.

Road Manager's Activity Log
September – December 2019
by Kirk Johnson

September 2, 2019

- Inspect contractor road work on Crest Drive and Point Drive, private driveway culvert on the way.
- Continuing conversations with potential snow plower, send interview documents.
- Re-assess any potential ditching in Division 2; still see no need, especially due to lack of funds.
- Prepare and/or send comms to 3 different HOA members inquiring about road maintenance issues.

September 3, 2019

- Comms with HOA member about potential snow plower.
- Inspect Div. 4 for contractor work, comms with contractor later on.
- Potential line-up of more rip rap for Sunset Ridge ditch armoring.

September 4, 2019

- Meet with contractor and inspect Div. 4 work. Go over budget vs. charges comparison (current account balance), adjust new requests and changed since last meeting.
- Order (2) loads of rip rap for additional Sunset Ridge ditch armoring.
- Conversations with potential plower and work contractor Chris Allen, discuss plowing scope and total road maintenance scope (he is interested in all Ranch work); scheduled in-person interview appointment for this Saturday with he and I and Brett Coffman. Fielded work recommendations from him.
- Email inquiry to HOA member Karen Durrel asking her recommendations/background info regarding Chris Allen.
- Set appointment with Frank Thompson of "24/7 Maintenance" out of Omak regarding he coming up here to examine roads regarding potential snow plowing.

September 5, 2019

- Receive and review plower candidate interview info from Owen Kresek, send on to Brett Coffman for review.
- Comms with a Lot Owners whose driveways washes over and erodes Ranch road, make agreement for his responsibility, letter to come.

September 6, 2019

- Inspect contractor work on Pine Bluff on way to town.

September 7, 2019

- Comms to contractor for adjusted road work.
- Meet with Brett Coffman in town to interview Chris Allen, potential snow plower and road maintenance contractor. He was clearly a 'hustler'; first words from him were literally, "Now I expect that because you are here with me today no one else wants to plow for you." He boasted he wanted

ALL of our road maintenance work. He had little prior equipment operation experience, was considering buying a stash of fire-sale equipment from unsuccessful local contractor Scott Eisen. He wanted to 'keep his guys busy' with us as a second in-fill for him. He said 'we cannot afford to pay his main guy'... yet he was in a meeting with us trying to get our business? All quite off-the-charts unrealistic, inapplicable.

September 8, 2019

- When on a run inspect Allen Drive (Division 2) to see how last night's strong rains impacted the road.
- Mail several washover driveway letters to Lot Owners, send copied to ACC and secretary.

September 9, 2019

- Order and direct a load of 1 1/4"-minus placed on Mallard Drive and on Meadowlark road in Div 5 in some soft road spots.
- Comms with contractor Tim Mason about grading progress, update new spot found, see about potential 5/8"-minus gravel delivery.

September 10, 2019

- Arrange and meet with 24-7 Snow Plowing on 9MR to interview them.
- Hand-work pile of placed 1 1/4"-minus gravel on Mallard Drive in middle of road.

September 11, 2019

- Create sample plowing contract designed for 24-7 Plowers, contact other Committee members.

September 12, 2019

- Comms with Div. 8 owners about the schedule/plan for Special Assessment funds usage, gravel placement.
- Comms with Road Committee about current budget status, plans/actions moving forward.
- Comms with contractor about above.
- Comms with Road Committee member Leo Culloo to brief him on plower status.

September 13, 2019

- On way to work inspect Pine Bluff for contractor work, order additional ditching/crowning on that road, update about other work.
- Oversee gravel placement on Mallard Drive in two places.
- Return comms with two plower candidates.
- On way to town meet with Div 8 owner about maintenance request on Longhorn.

September 14, 2019

- Inspect contractor work on parts of Division 7, Old Tressle also.

September 17, 2019

- Comms with Tim Mason; verify budget/work status, start planning for what work will be included into the next work order.
- Comms with two plower candidates updating bidding status.

September 18, 2019

- Comms with Tim Mason; completion of current work order, billing requirements and enumerations.
- Comms with Road Committee member Brett Coffman about strategy for placing potential gravel and scarifying the subgrade in coordination. We do not have any money available for gravel placement until funds start coming in from the recent Special Assessment billing. Also discussing waiting to do any washboard raking right now - in spite of recent good rains - because washboard will return before winter sets in, and that would be a waste of money because we will want to rake again just before snow for winter driving safety.

September 19, 2019

- Draft new amended draft version of plow contract for 24-7 Plowers, send to Road Committee for approval/edit.

September 20, 2019

- Send email to BOD from Road Committee recommending using 24-7 for plowing.
- Motion to Board for Special Assessment gravel expenditures.

September 23, 2019

- Pick up tarp and hold-downs from Tim Roberts for the sand relocation he did yesterday.
- Comms/schedule with Garret Construction to place 1"-minus shale gravel and PCI gravel, and for raking coming soon.
- Take sand tarp to new Div. 7 pile; cover and secure the pile.
- Post marking stakes in several road sections slated for Special Assessment gravel delivery later this week.

September 24, 2019

- Comms with several potential gravel haulers to schedule Special Assessment gravel placement.
- Comms with 24-7 Plowers to execute contract.

September 25, 2019

- Exchange executed plowing contract with 24-7.
- Comms with contractor about Special Assessment gravel.
- Update current regular budget cash-flow number so we can plan the last of the regular road work that can be done this season.
- Mark Division 6 Corral Drive for Special Assessment gravel placement.

September 26, 2019

- Meet and coordinate with two haulers for gravel placement on Div. 7 and 4.
- Mark divisions 3 and 4 for additional placements.

September 27, 2019

- Update BOD about gravel placements.
- Verify Div. 4 gravel placement, make sure dump berms are removed.

September 29, 2019

- Plan and schedule last of the Special Assessment gravel placements for this season, mark Divisions 5, 7 and 8.

September 30, 2019

- Mark Divisions 8 and 7 for gravel placements. Create and send email orders for placements to McNall and Garrett.

October 1, 2019

- Verification comms with McNall and Garrett; they have completed gravel placements (28 total loads).

October 2, 2019

- Inspect several gravel placements, take pictures of most of them for posting on the website.
- Comms with a Division 8 owner about gravel placement strategy for Longhorn Drive.

October 3, 2019

- Inspect Division 6 gravel placements.
- Calls to many Lot Owners about they being area representatives to call in for plowing.

October 5, 2019

Inspect the final two special assessment gravel placement spots.

October 7, 2019

- Comms with Garret Construction; he wants to donate a load of his 1"-minus shale for us to try on our roads. Arrange placement.
- Comms with plower 24-7 about final plowing details, private plowing details.
- Draft Plowing Instructions for HOA, run by 24-7.
- Meet Jason of Garrett Construction at Division 7 to receive and direct placement of a complimentary load of his 1 1/4"-minus shale onto Horse Trail Drive.

October 8, 2019

- Pick up new "Canyon View Lane" road signs while going through Okanogan on personal business.

October 10, 2019

See if existing sign post at Canyon View intersection can work for new signs.

October 11, 2019

- Make changes, send final approved Plowing Instructions document to several HOA members, Plowing Coordinator, and secretary for posting on the HOA website.

October 13, 2019

- Comms with other Road Committee members to set up a meeting to discuss and execute final potential road maintenance expenditure orders for the 2019 season.

October 14, 2019

- Create draft work order list for final road maintenance items to be considered for this season (up to \$3000 worth).
- Meet with Brett and Bill of Road Committee in Division 1 to assess/counsel about bullet above, also man-move a big surfaced boulder in the road that will be a major snow plowing hazard.

October 15, 2019

- Create work order for Tim Mason for final seasonal work, meet with him to commence and counsel.
- Connect with Jason Reese of Garrett Construction to arrange final gravel work/repairs of the season (Point Drive/Eagles Nest intersection). Arrange to hand off this overseeing to committee member Bill Burman

October 20, 2019

- Inspect Crest Drive grading, see if Garrett Construction performed Point Drive gravel work.

October 21, 2019

- Connect with both contractors about work progress, other committee members.
- Field inquiries/concerns about hazardous trees in Division 2, grade sloping on Crest Drive in Division 4.
- Discussions with committee member Brett Coffman about the fact that Tim Mason pulled a ditch on West Corral he was not asked to pull, which caused a grass-sewn ditch to be disturbed. Comms with Mason about this; Kirk says, "While I appreciate your intent of being proactive and helpful by choosing to ditch that area, its your responsibility to do only what you are ordered to do and its our responsibility to bear the consequence if we did not ask you to do something."

November 2, 2019

- Meet with 24-7 plowing reps about final Ranch and relevant private driveway plowing details.
- Draft and send comms to BOD and 24-7 about our meeting details.
- Contact/comms with two HOA members about marking their driveways for plowing berm avoidance.

November 3 - 16, 2019

- Multiple comms with Snow Plow Coordinator about plowing protocol with plow contractor, comms with owners about the same, etc.
- Inspect a section of Longhorn Drive in lower Division 8 because a Lot Owner complained about a hill he wants gravel placed on. Did inspect and did send an email back in response.
- Multiple comms with plow contractor about plowing arrangements.
- Multiple inspections on Ranch roads setting up plow marking exceptions, etc.
- Mark 'plow-outs' on Mallard Drive using t-stakes and signage.
- Get together with Plow Coordinator to mark plowing maps to give to plow contractor.
- Mark maps and send to plow contractor.
- Deal with a private driveway on Point Drive in Division 4 with a plugged culvert, discuss with Road Committee about sending comms.
- Multiple comms with Mason Excavation about plugged culvert washthroughs; job complete now.

November 17, 2019

- Take pictures of many Ranch roads in preparation for defending HOA against Chuck Thompson.

- Mark two road spots regarding plowing exceptions.

December 1, 2019

- Email correspondence with owner of Lot 3, Division 4 about why Old Tressle spurs have not been maintained for many years.
- Create painted signs to post for "STOP PLOWING" positions on Blue Grouse Road and Gold Rush Ridge road.

December 4, 2019

- Draft notice letter to send to affected Lot Owners at end of Blue Grouse and Gold Rush Ridge Road about 'no plow' regions this winter, seek BOD approval.

December 14, 2019

- Install "no plowing" signs in several places on the Ranch.

December 16, 2019

- Respond to Lot Owner calling about "no plowing" notice sent to them.

December 18, 2019

- Inspect Div 6 "Forest Road" entrance on my way home from work to verify reports that an HOA member is locking the gate, whereby blocking access to a Ranch road; the gate was unlocked and open at that moment.

December 19, 2019

- Again inspect Div 6 "Forest Road" entrance on my way home from work to verify reports that an HOA member is locking the gate, whereby blocking access to a Ranch road; the gate was unlocked and open at that moment.
- Counsel with Plow Coordinator about ordering plowing for tomorrow.

December 20, 2019

- After-discussions with Plow Coordinator about plowing, related issues today.

December 21, 2019

- About (4) hours regarding current plowing/sanding conditions and issues:
 - Chain up and inspect Div 3, Div 2, Point Drive entrances
 - Counsel with most divisional plow reporters, plow Coordinator.
 - Consult with Plowing company manager. Field potential sanding pricing, etc.
 - Consider sanding.
 - Respond to several owners inquiries and reports.

December 22, 2019

- About (2) hours regarding current plowing/sanding conditions and issues:
 - Inspect and set up Division 2 for plowing (owner Karen Durell's personal plower plowed a single-wide path don the middle of the road, causing a berm in the middle of the road, so I had to check it to see if it was too frozen/immovable for our plower).

- Verify several sanding request spots, receive plowing Coordinator' accumulated requests, field additional pricing from plowing company.

December 23, 2019

- About (2) hours regarding current plowing/sanding conditions and issues:
 - make final new sanding/plowing order, mark maps, send to Plow Coordinator.
 - various phone calls in support of the above to local coordinators, company, etc.

December 24, 2019

- Process problem with company's sanding truck when they came to plow/sand; truck caught on fire and had to abandon sanding (3) of (4) ordered locations.
- Guide plower through Mallard Drive creek ravine plowing details.

December 26, 2019

- Comms with plow company and our Plow Coordinator; their truck is fixed and the sanding order is expected to be completed in two days.

December 27, 2019

- Comms and emails with Road Committee re: Barnett (9MR declarant) installing his gate foundation obstructing the ditch water flow at the entrance to Big Horn Ridge, on Canyon View Lane.

December 28, 2019

- Monitor and interact with all parties regarding sanding/plowing to resume tomorrow.

Road Manager's Activity Log

February – May 2020

by Kirk Johnson

February 9, 2020

- Arrange sanding for select areas. Comms with plow company accounting department to calculate current billing and incurred billing in order to evaluate how a sanding order would affect HOA budget.
- Visit two roads to verify sanding needs.
- Create sanding order, comms to plow contractor and consult with Plow Coordinator.

February 13, 2020

- Check back with Chris at Pacific Calcium (PCI) who supplies us with our good dolomite crush 5/8"-minus. They're supposed to give me a discount price because of our high volume, verify they can supply us the volume we need, and discuss about what - if any - deposit or bond they may want. Still waiting for final response.

February 18, 2020

- Comms with Plowing Coordinator about owner request to sand Div 5 creek ravine.

February 28, 2020

- Comms with work contractor Tim Mason about: his willingness and potential charge to rake for us using his pick-up / other potential work items.
- Comms with Plowing Contractor to discuss potential adaptation of land work that might be needed to create a larger snow placement area at the intersection of north Point Drive and Nine Mile Road so as not to unduly crowd the area next to the Allen corral where that Lot Owner placed a caution ribbon late in winter to prohibit us from placing any more snow there.

March 11, 2020

- Visit PCI to negotiate/discuss (125) loads of gravel purchasing.
- Comms with contractor Tim Mason about raking for us.

March 12, 2020

- Comms with various people coordinating the rake delivery.

March 17, 2020

- Comms with rake manufacturer about delivery.
- Request from 24/7 Property Maintenance for what they would charge us to operate the rake for us.

March 18, 2020

- Comms with PCI about purchase terms for gravel, approved haulers.

March 19, 2020

- Comms with hauler contract McNall about hauling PCI gravel.

March 21, 2020

- Comms with hauler contractor Jim Atwood about hauling PCI gravel

March 23, 2020

- Set up meeting with Road Committee to examine Old Tressle spurs and to mark PCI gravel placement. Only lower elevation roads are dry and unfrozen enough right now to withstand gravel placement.

March 24, 2020

- Meet with Road Committee to examine Old Tressle spurs and to mark PCI gravel placement.

March 26, 2020

- Comms with PCI regarding our deposit account and their current gravel availability.
- Comms with Brett about rake storage, etc.
- Comms with (2) haulers to schedule them to start delivering PCI gravel.

THE READER WILL NOTE THAT THE ABOVE DESCRIBED ITEMS REPRESENTING HAULERS AND PCI THEMSELVES CONSTITUTES THE MOST EXPEDITED PROCESS TO GET GRAVEL PLACED AS EARLY AS IS POSSIBLE IN THE SEASON.

March 30, 2020

- Comms with two haulers to commit to the season for hauling PCI gravel, comms with PCI to verify down payment and schedule of availability.

April 1, 2020

- Drop off payment to PCI.
- 1 hr: Create work orders for two gravel haulers, comms with them, etc related.

April 2, 2020

- 1.5 hrs: meet with McNall and Mason for gravel placements and strategy. Also mark more spots on Old Tressle.
- Comms directly with Barnett regarding his ditch blockage in Big Horn Ridge.

April 7, 2020

- Comms and arrangements re: PCI grave now available:
 - with plant, to see how much available,
 - with accounting, to secure price,
 - with road committee, to mark more spots
 - with haulers, to schedule delivery.

April 8, 2020

- 2hrs:
 - Make payment to PCI for #2 placement order.
 - Mark several placement spots, create work orders for haulers.
 - Account PCI.
 - Take pics of Old Tressle spurs to send to contractor to bid work.

April 9, 2020

- Comms with haulers about current PCI gravel order.
- Comms with RC members and hauler about misplacement of 3 loads of gravel; hauler admitted fault,

remedy us by giving a load free of charge. Edit records to reflect this.

- Comms with sprayer to field price to sterilize the two Old Tressle spurs we are obligated to start maintaining.

April 13, 2020

- 6 hours to do the following:
 - account/admin next payment for special assessment gravel for PCI.
 - deliver check to PCI.
 - receive road rake from Poor Boys Grader. Go over all operations and maintenance recommendations, document ready to create a manual.
 - inspect a new recommended 1 1/4"-minus gravel sample in Oroville; still not a true crush.
 - inspect and mark several roads in Division 8 and 7 for special assessment gravel placement.
 - meet with hauler Tim Mason to clarify his recent billing for delivering special assessment gravel.

April 14, 2020

- Comms with hauler McNall; check availability of 1 1/4"-minus, discuss current billing.

April 15, 2020

- Go over tonnage billing from PCI, verify against haulers' bills.
- Create new PCI hauling orders for haulers.
- Copies of road maps for contractor Tim Mason, meet with him to go over the order.

April 16, 2020

- Comms with 24/7 Property Maintenance about shaping up the two unmaintained Old Tressle spurs.

April 17, 2020

- Inspect several gravel placement spots and retrieve stakes.
- Comms with Road Committee members about 24/7 Property Maintenance bid for Old Tressle spurs.
- Comms with Brett Coffman to top-off the charged batteries on the rake.

April 20, 2020

- Comms with haulers, seeking gravel placement updates.
- Comms with Tim Mason about scheduling potential raking after coming predicted rains.
- Comms to Road Committee member Bill Burman for him to inspect Point Drive and Crest for potential raking.

April 21, 2020

- Receive 24/7's estimate for Old Tressle work, forward to committee.
- Take pics of rake to incorporate into
- Comms with haulers, status.
- Comms with Tim Mason to schedule raking, pending adequate moisture coming this week.
- Call to rake manufacturer to get certificate of ownership, invoice.

April 22, 2020

- Comms to Barnett re: meeting about blocked ditch.

April 23, 2020

5.5 hrs:

- Comms to Garrett (hauler) about availability of 1 1/2"-minus shale.
- Work on Rake Manual.
- Mark roads for raking.
- Remove 'no plow' and 'plow out' signs from winter.
- Inspect various roads for spring work, inspect some gravel placements fro last order.

April 24, 2020

3 hours:

- Inspect road condition on Canyon Spur.
- Meet Tim Mason to start him raking, give order, go over rake details.
- Create w.o. and maps.
- After-report comms with Tim Mason about how the raking went.
- Comms with Div 3 lot owner about he volunteering to use the rake in Div 3, verification comms with Road Committttee getting consent.

April 25, 2020

- Road Committee discussion about potentially paying volunteers to perform regular rake maintenance.
- Report to BOD about rake use, status, related issues.

April 26, 2020

3 hrs:

- finish 9MR Rake manual.
- tutor Div 3 volunteer to operate rake, counsel and feedback at end of day.
- Feedback comms with raking contractor.
- Billing comms with haulers.

April 28, 2020

- Comms with rake manufacturer about getting the hydraulic oil spec.
- Comms with Barnett about his gate foundation blocking Div 8 ditch. He gave me consent to field a bid to remedy the situation for him.

April 29, 2020

- Swing through and inspect Div 1 and 4 for recent raking.
- Meet with Tim Mason to diagnose and field a price to remedy blocked ditch, also receive a bill from him.
- Pic of Naysnerski easement encroachment, inspect where power lines are, send to BOD and ACC.

May 2-7, 2020

- Various tool gathering administration about the rake.
- Updates and comms about supplemental rake manual.
- Inspect for various road repairs coming up.

- Set up current cash flow specs for coming road expenditure decisions.
- Comms with gravel hauler.
- Comms with Brett Coffman about repairing heavy boulderhead roads for cheap... great ideas!
- Comms with Barnett, others about BHR ditch blockage.

May 8, 2020

- Comms with Mason, contractor, re: more PCI delivery, update re: BHR ditch blockage repair price.
- More cash-flow work, price estimates.

May 10, 2020

- Mark Div 5 for gravel placements.
- Comms with haulers.

May 12, 2020

- Comms with PCI about net gravel volume.
- Comms with hauler and Road Committee member about recent gravel placement on Outback road.
- Line up possible raking volunteer and also Wolley gravel drop on Mallard Drive top of creek crossing re-slope area.

May 13, 2020

- On way to town pick up donated rake tools from member donator.
- Purchase added supplemental rake tools when in town.
- Comms with volunteer rake person about possible Friday raking.
- Comms with Wolley (gravel hauler) for possible gravel drop Friday.
- Comms with Tim Mason about new work order coming, this year's insurance stuff, BHR Barnett ditch blockage repair, etc.

May 14, 2020

- Purchase additional rake tools.

May 15, 2020

- Coordinate, oversee and advise the raking/reshaping of a Mallard Drive road section by volunteer raker. Same regarding top gravel placement. Line up additional gravel placement for coming Monday.
- Research and price about possible "PRIMITIVE ROADS - NO WARNING SIGNS" signs for roads, prepare motion/report for BOD to consider, solicit volunteer sign installers.

May 16, 2020

- Create proposed cash-flow-available road repair items report for Road Committee regarding remaining 2019/2020 cash left for road repairs, send email to Road Committee about it all.

May 19, 2020

- Wait for 1.25 hours at Mallard Drive; stood up by hauler for a gravel delivery.
- Comms with haulers for next gravel placement, talk with PCI to register another new hauler on our list.

May 20, 2020

- Manage placement and raking of PCI gravel on Mallard Drive. Provide personal volunteer labor to

hand rake in support, etc.

- Update comms with sprayer; schedule first spray, get this year's insurance proof.

May 21, 2020

- Comms with haulers about waiting for a while to haul any more PCI gravel to let it dry out some (it does not spread well out of truck when its so wet).
- Update comms with sprayer; schedule first spray, get this year's insurance proof.

May 22, 2020

- Update with PCI re: gravel delay. Update for certification process for haulers.
- Comm PCI certification process to Wolley (hauler).
- Create spray work order and 2020 contract for Loomis Ag.
- Field call re: rain damage to end of Wagon Wheel in Division 3; dispatch Road Committee member Bill Burman to inspect and report.

May 25, 2020

- Meet with two Road Committee members at the end of Wagon Wheel in Division 3 to diagnose a repair for the washy area coming off of private land.

May 26, 2020

- Separate (2) gravel bills into proper accounting categorization, send on to treasurer.

May 28, 2020

- Multiple calls to several sources and haulers for rip-rap, arrange 2 different sources for deliveries.
- Meet with Tim Mason, arrange work order #2, draft and get signed, outline work between he and Brett Coffman of the road committee. Order work to be commenced for erosion repairs/prevention to the switchback corner of West Corral where it meets with Gold Rush Ridge Road.

May 30, 2020

- Comms with all local road committee members and other residents in each division to watch for and notify me of any wash problems that might result from this weekend's expected heavy downpours.
- Heads-up comm with Tim Mason to be on call for wash repairs that might need to be done.

Road Manager's Activity Log

June 2020

by Kirk Johnson

June 1, 2020

- Receive several reports from reps about recent storm damage, signage inventory from committee member Bill Burman.

June 2, 2020

- Receive report from Division 6 re: a recent road wash area, go inspect later today.
- Drop next deposit check to PCI for next gravel placements.

June 3-4, 2020

- Various comms with gravel haulers to schedule next gravel placements.
- Comms with Bill Burman about recent wash damage on Pine Bluff.
- Line up volunteer raker to rake Gold Rush Ridge.

June 6, 2020

- Draft and send a response letter to an Owner inquiring about gravel placements.

June 7, 2020

- Comms with Mason re: PCI gravel delivery.
- Verify many location staking on roads for this week's PCI gravel delivery.
- Calc next delivery costs, create cash flow decisions about it, make work orders for McNall hauler.

June 8, 2020

- Answer invoicing questions from contractor Mason.
- Meet with Mason, pay him for invoice.
- Answer member inquiries and supply docs re: current spray schedule, contract, answers re: other road work.

June 9, 2020

- Check-in comms with Mason regarding getting the price for the Div 8 gate hillside fix.

June 10, 2020 and prior

- Several email comms responding to a Div. 2 owner regarding current road work, spraying, etc

June 11, 2020

- Check-in comms to hear spray update from contractor. Have had many regular phone calls and direct meetings with him over the last two months as the process developed.
- Comms with Road Committee member, and info sent, for him to take over needed signage situation.
- Check-in comms to McNall hauler about PCI gravel placement status.
- Called back from sprayer; all first-stage spraying completed on the Ranch on June 8. "Perfect timing" he says; Russian thistle had just popped up everywhere and all other grasses and weeds were early-mid emerged as well. Such a balance of emergence for all different types of plants is important in order to both identify areas in need of spray and also kill before emergence is too far for seeding and fire hazard.

June 12, 2020

- Track down sign maker source.
- Comms from contractor about Barnett's Div 8 earthwork fix at the BHR gate.

June 13, 2020

- Comms answering road and budget questions to a member.
- Comms to BHR members, ACC, BOD regarding proposed arrangements with Barnett about the BHR earthwork fix at the gate.
- Signage info to committee member Bill Burman.

June 14, 2020

- Answered questions and provided documents to a different HOA members about the rake, its use, training, official papers, training manuals, invoices for it and work, related insurance, volunteers, where the rake is stored, etc.

June 15, 2020

- Correspondence with members about BHR gate fix issue.
- Correspondence with lower Div 8 owner about a ditch fix, potentially.
- Inspect Div 2 for spray, formulate a plan for raking.
- Comms to Tim Mason contractor about these road work items.
- Inspect Pine Bluff, take pictures, about blocked private culvert and associated repair. Send email and pics to ACC, RC, BOD and member in the Division discussing potential repairs.

June 16, 2020

- Emails with RC to gain consent for new work order.
- Comms with contract about work above.

June 17, 2020

- Create new work order. Meet with contractor to commence work order. Go with him to outline him on work. Inspect a Division 8 Longhorn road spot for potential added work to this work order. Accompany contractor to where the HOA rake is stored for him to get it and use it for the work order.

June 18, 2020

- Update comms with McNall gravel hauler, request billing, set up next order.
- Comms with RC (Road Committee) re next volunteer raking.
- Check in with RC members to verify gravel placements successful.

June 19, 2020

- Check in with RC members to verify gravel placements successful.
- Maps and order to volunteer raker.

June 20, 2020

- Tour a Div 5 road section with the volunteer raker to verify it is worth ordering raking.
- Tour a Div. 1 road section with the volunteer raker that he just raked; verifying the job effectiveness and also to see if more raking of that nature on a road section like that is worth doing more of in the future (very hard road bed, very little surface gravel to work with, and heavy boulder-headed road.

June 22, 2020

- Process newest gravel hauler bill.
- Comms to RC about halting any more gravel placements for the season; too dry now.
- Email comms with RC about received sign bid.

June 23, 2020

- Various RC emails continuing above.
- Send rake mileage calc report to volunteer who may tighten/change calcs, I also add various input suggestions.

June 24, 2020

- Create a current cash flow report for last and this fiscal year for the road committee's consideration.
- Update comms with Tim Mason about work schedule.

June 29, 2020

- Meet with Tim Mason to get his missing signature for w.o.#03-2020. Schedule/update about upcoming work scheduled.

Road Manager's Activity Log

Summer 2020

by Kirk Johnson

July 23, 2020

- Comms with Tim Mason to have him answer to Bill Burman about Wagon Wheel fix.
- Comms with Bill Burman about the same.

July 26 - August 3, 2020

- Various comms with Bill Burman and contractors about Wagon Wheel fixes and sign order.
- Comms with Road Committee and the PUD about an inadequate road repair the PUD did on Gold Rush when they installed a power vault near the ditch.

August 4, 2020

- Inspect Pine Bluff for fall road repairs, make notes.
- More Reserve Study notes and items.
- Approve recent spray bill and signage bill, also send to BOD.

August 6, 2020

- Update status comms with Loomis Ag about spraying. Second spraying looks very effective.
- Spontaneously lined up raking to be done tomorrow after a quick rain today.

August 7, 2020

- Called off raking; not quite enough moisture.

August 10-12, 2020

- Receive word from contractor that its too dry to operate road equipment without fire hazard.
- Counsel with RC member Brett Coffman about Porky Pine Spur needing pre-emergent sterilant spray next spring.
- Receive sign order status from RC member Bill Burman.

August 18, 2020

- Inspect Canyon Spur for sterilant needs, inform RC, BOD and ACC.

August 24, 2020

- Comms to 24/7 Property Maintenance regarding upcoming snow plowing contract.
- Meet HOA volunteer member who will fell obstructing trees in way upper Division 5.

August 25, 2020

- Comms to RC member Bill Burman re: culvert cleaning, marking, etc.

September 1 - 8, 2020

- Many calls for heads-up to haulers to be ready for gravel hauling soon, and other road maintenance. Looking to stack as many haulers as possible (5 in contact so far) so we can have the best chance to get gravel hauling done within the short time window we will have when road moisture is acceptable and before winter sets in. Most haulers are being called to all the local wildfires for work right now.

- Several touches with 24/7 Property maintenance about winter snow plowing contract.
- Road Committee agrees that some soliciting of other snow plowers is good. I posted a flyer at Oroville Building Supply and will seek to do the same with their Tonakset store as soon as I can get down there.

September 10-15, 2020

- Comms to Beanblossom Excavation to have him be one of our haulers for special assessment gravel in the fall.
- Multiple comms with 24/7 to try to get a plowing contract arranged.
- Set up a road drive meeting with Road Committee members for October 4.
- Inspect a proposed driveway in Div 6 for adequate culvert installation (application was sent to ACC and they dispatched me for the inspection).

Road Manager's Activity Log

March – June 2021

by Kirk Johnson

March 2021

- Prepare road maintenance records files to be given to HOA insurance attorney responding to member James Mathis' frivolous lawsuit against HOA.
- Connects with all gravel haulers and work contractors for heads-up on spring work.
- Connect with gravel sources for the same, check stock availability.
- Complete all 2021 reserve study and assessment rates reports.
- Order first shot of raking, create work order.
- Respond to member inquiries about raking schedule.
- Coordinate with volunteer homeowner where rake is stored about Tim Mason coming to get it.

April 5, 2021

- Check in with Loomis AG (sprayer) to get ready for pre-emergent spraying.
- Order second shot of raking with Mason's Excavation.

April 6, 2021

- Create raking work order.

April 7, 2021

- Line up Garret Construction for late week or next week 1.5"-minus gravel delivery to Horse Trail drive.

April 8, 2021

- Meet with Tim Mason for raking order, comms to others about placing PCI special assessment gravel.
- Update comms to BOD.
- Schedule work for the end of Wagon Wheel in Division 3, go over raking/crowning details with volunteer raker for that road.

April 10, 2021

- Comms with RC about cement treating dust spots, web search and study.
- Comms about details of shale install for Monday; consider thickness, amount, grading and compaction.

April 11, 2021

- Comms with Tim Mason re: raking Cougar Drive, potential rake after HorseTrail shale dump, discuss PCI Special Assessment gravel install schedule, washing culverts, other repairs.
- Coordinate with volunteer owner where rake is stored.

April 12, 2021

- Meet with and outline Garrett Construction for a special assessment gravel placement.

April 13, 2021

- Inspect gravel placements, order raking touch up on one spot.

- Inspect new 1.5"-minus gravel source via McNall Construction.
- Contact 24/7 about Old Tressle reclamation work.
- Create cash flow watch numbers for season work approved.
- Deal with Garrett billing, breakout accounting categories and members who sponsored some loads in this billing.
- Correspond with member inquiring about gravel donation, gravel sourcing.

April 17, 2021

- Create 'pre emergent spray order' for Loomis Ag, send via mail, and CC BOD and RC.

April 19, 2021

- Schedule McNall for some PCI gravel placement for this coming Friday.
- Mark Horse Trail for gravel placement donation from member Ryan Man.

April 20, 2021

- Mark Wagon Wheel for spec ass gravel placement, mark Pine Bluff also.
- Check in with Tim Mason to see his availability for spec ass gravel placement.
- Email gravel donator Ryan Man, inform of potential billing forthcoming.

April 21, 2021

- Mark Point Drive and Mallard drive for PCI placement.

April 22, 2021

- Check in w/McNall about PCI delivery schedule.

April 23, 2021

- Make PCI order for McNall, meet.

April 24, 2021

- Update comms with Loomis Ag for spraying, add Vista Drive for sterilant.

April 28, 2021

- Check in with Beanblossom for spec ass gravel hauling.
- Check in with Wolle for spec ass gravel hauling.

May 1, 2021

- Process McNall spec ass gravel bill.
- Receive and process Tim Mason raking bill.
- Schedule McNall for spec ass gravel hauling this coming week.

May 4, 2021

- Mark spec ass gravel placement on West Corral.

May 5, 2021

- PCI spec ass gravel order to McNall.

May 11, 2021

- Mark Old Tressle and Corral Drive for PCI spec ass gravel.

May 12, 2021

- Comms with McNall about gravel delivery.
- Comms with Beanblossom about gravel delivery.
- Check gravel stock with PCI.

May 14, 2021

- Update with Loomis Ag about recent pre-emergent spraying.
- Set appointment with Beanblossom to go over Spec Ass gravel placement Saturday.
- Mark Allen Drive for spec ass gravel placement.

May 15, 2021

- Adjust Beanblossom order to include Allen drive, meet with Beanblossom.

May 25, 2021

- Check in with Loomis Ag, heads-up for spraying.

May 29, 2021

- Road inspection with entire road committee; inspect for weeds, other potential repairs.

May 31, 2021

- Inspect divisions 2 and 3 for weeds needing spray.

June 1, 2021

- Create spray order for Loomis Ag, mail.

June 5-10, 2021

- Multiple comms/check in with PCI and haulers for product and labor availability; both unavailable.

June 6-10, 2021

- Multiple check-ins with Tim Mason to have him do road repairs; expect next Monday or Tuesday start.

June 13, 2021

- Field inquiries and discuss condition of Old Tressle among BOD members, update.

June 15, 2021

- Create work order #03-2021 for Tim Mason, meet with him to go over and execute.

June 17, 2021

- Create and send a PCI Special Assessment gravel order to Adam McNall.

Road Manager Activity Log – June 8, 2022 – Feb 7, 2023

FIRST DAY OF NEW Road Manager

June 8-9, 2022

- check in with gravel haulers for heads-up about coming gravel deliveries.

June 10, 2022

- With Road Committee members, drive divisions 4, 5, 6, 1, 2, and 3 for road repair/work assessment.

June 12, 2022

- With Road Committee members drive divisions 7, 8, and partial 4 for road repair/work assessment. Discovered (2) blocked road sections by owners.
- Picked up prior Road Manager paperwork.
- Inspected 111 Sunset Ridge Road per ACC request about new driveway approach requirements, reported back to ACC next day.

June 13, 2022

- Checked in with 24/7 to obtain status of sanding shed purchase, associated details.
- Obtained measurements from representative about what size of sand loader the HOA will need from the sanding site contractor in order to successfully load sand into 24/7's sanding trucks; we need this info to make sure before we commit to the sanding site being placed at the scheduled contractor location.
- Update comms to Oroville Mini Storage (sanding site contractor) informing them I've inherited the HOA Road Manager position, seeking to update and move the sanding site project forward.
- Comms regarding requesting a committee member solicit a volunteer HOA member perform Ranch-wide tree trimming for roadside obstructions. Make and scan maps, send to committee member.

June 14, 2022

- Phone call with owner of sanding site (Oroville Mini Storage) receiving status of facility from when prior Road Manager involved, discussion about loader sizing.
- Comms with Road Committee about prior Road Manager road drive specs.
- Further comms with 24/7 about sanding hopper size.

June 17, 2022

- Take pics of erosion on Longhorn, prep to respond to Lot Owner inquiry about it and to BOD.

June 18, 2022

- Comms with RC members about trimming trees.
- Draft and send response letter to Lot Owner reporting Longhorn erosion.

June 19, 2022

- Two comms to committee members about additional tree trimming needed.
- (6) hours road analysis/report.

June 20-23, 2022

- 2.5 hours complete road analysis/report, send to committee, comms for their edit/approval.

- Various emails with BOD about spray invoice, coming meeting content/scheduling.

June 25, 2022

- 4.5 hrs: create and draft Road Committee expenditure recommendation for upcoming BOD meeting, send to committee members for their edit/feedback/approval.
- Phone call with Loomis Ag discovering various aspects about their June 13, 2022 spray bill.

June 26, 2022

- Final prep for Monday BOD meeting.

June 27, 2022

- Attend BOD meeting, inform for several road expenditure motions and other issues counseling.

June 28, 2022

- Various responsive emails including to absent BOD members from meeting, RC members re: volunteer gate/post/sign installs, HOA members inquiries, etc.

June 30, 2022

- Review prior Road Manager paper, seek info on Sanding Site status.
- Coms to RC volunteer about Wagon Wheel gate placement.
- Solicit BOD feedback about how to handle work order execution.
- Check in with Garret Construction about shale hauling.

July 1, 2022

- Continuing comms with BOD about work order execution.
- Comms with RC about rip-rap placement.

July 2, 2022

- Email response to Div 7 Lot Owner inquiring about what the status of funding is to fix the 'no plow' road section at the end of West Corral.

July 3, 2022

- Mark (5) road spots for subsequent rip-rap shale drops, inspect for weeds.
- Ask RC member Bill Burman to inspect Divisions 1/4/3 for weeds.

July 4, 2022

- Create maps and order for Garret Construction for rip-rap drops.
- Create touch-up spray order for Loomis Ag, mail, and email to RC members.

July 5, 2022

- Field reports from members and BOD about road damage from rains yesterday.
- Check in with McNall about hauling PCI gravel; start next Monday.
- Check in with PCI for gravel availability; yes.
- Give rip-rap order to Garrett Construction for immediate execution.
- Inspect several Ranch roads to see if emergency repairs are needed.

July 6, 2022

- Mark several road spots (Div 5, 3) for PCI gravel delivery.

July 7, 2022

- Correspond with RC member about recent rain damage in Divisions 6/7/8.
- Mark Cougar Drive Division 8 for rip-rap delivery.
- Schedule above rip-rap with Garrett Construction.
- Mark more PCI gravel drop spots (div 7/8).

- Purchase marking supplies from Midway Building Supply.

July 9, 2022

- Additional rip rap order to Garrett Construction.
- Create Road maint. update report and send to BOD and committee.

July 10, 2022

- Create w.o. #GC01-2022 for Garrett Construction.
- Responses to BOD and HOA member re: member requesting (4) base rock and (1) topcoat rock for new Gold Rush Road turnaround he installed.
- Comms with BOD to get signed contract for Garreett Construction for fiscal year 22/23.
- Write draft motion for new road repair expenses to be considered in the coming Saturday BOD meeting.

July 11, 2022

- Tour 14 road repair spots with Garrett Construction to outline all work for w.o. GC01-2022.
- Reset some gravel marking stakes that have been knocked down.
- Inspect owner request for (5) loads of gravel to be installed a new turnaround he constructed at the end of Gold Rush Ridge road in Div 8. Field price from Garrett for this, run calcs for gravel volume.
- Consult with Ok. Co. building dept. about needs for permits for the sanding site shed.
 - calls to other suppliers, site owner, etc.
 - emails to BOD inquiring about contract status, expenditure motions, etc.
- Check in with Loomis Ag; verify second spray order received.
- Create McNall's first PCi gravel delivery order, send.
- Response with BOD member inquiring about potentially using Tim Roberts' pit run.

July 12, 2022

- Talked with Loomis Ag; second spray to start today.
- Comms with sanding site shed provider and concrete block provider.

July 14, 2022

- Oversee rip rap install on Mallard, advise proper channel placement.
- Discover cancelled status of sanding site metal building, comms with manufacturer and dealer.
- Clarify with Ok. County planning department details about new submission of site analysis for sanding site.
- Write additional road maintenance motions for Saturday meeting.

July 15, 2022

- Email to 24/7 (dealer for the sanding site steel shed) regarding reordering the cancelled steel shed.
- Email to 24/7 re: whether they can crane-set the delivered blocks.

July 16, 2022

- Inspect Division repairs from Garrett Construction in division 5 and 4.
- Work orders and hand-down to Bill Burman to cover me while I am gone (overseeing work progress).
- Write 3 motions for road maintenance for today's BOD meeting.
- Give Garrett the go-ahead on Gold Rush culdesac.

July 24, 2022

- Inspect two gravel drop positions.
- Email comms with HOA member about her concerns about Allen Drive damage from July 4 rains.

July 25, 2022

- Comms with Planning Department re: sanding site permits.
- Status comms with McNall about gravel placement.
- Status comms with 24/7 about re-ordering the sanding site building.
- Comms with Oroville Mini Storage (sanding site).
- Assess next stage of gravel placement markings for contractors.
- Filled out Planning permit and sent to Planning Department for Sanding Site building.

July 26, 2022

- Attempted comms with two reps from 24/7, about getting the canceled shed order going again and current prices for ecology blocks and hauling, possible setting, etc.
- Respond to ACC about a driveway approach approval, send on to Bill Burman.
- Consultation/interview with Joe Glover who solicited us about hauling gravel for us.
- Attempted work status check-in with Garrett Construction.

July 27, 2022

- Status update with Garrett Construction about current work orders.
- Comms with ACC about Division 6 Corral Drive private driveway culvert approval and associated road side ditch damage.
- Comms to president about Gold Rush turnaround status.
- Comms with 24/7 about sanding shed reordering status.
- Write sanding site status report and send to Committee, BOD.

July 28, 2022

- Visually inspect the 1 1/4"-minus gravel that local contractor Joe Glover solicited me (the HOA) about wanting to deliver and provide for us, his installed example was in Molson. He said the product was a 'true crush' but it is not; it is a pit run crush, which means most of the aggregate has partially round sides; as a finish topcoat gravel this does not bind well and wants to roll around on the surface. The product was also heavy on both large aggregate and fines and lacked graduating sizes in between; this is not so good for binding and also does not support heavier tire pressures as a base product as well.
- Inspect recent PCI gravel placements in Division 5.

July 31, 2022

- Inspect ATV damage to Old Tressle, take pics, report back to BOD.

August 1, 2022

- Mark Division 6, some of Division 4 for gravel placements.

August 2, 2022

- Mark Division 4 roads for gravel placement.

August 4, 2022

- Comms with McNall; gravel delivery current status.
- Send BOD status about prior bullet.

August 5, 2022

- Mark last roads for gravel placement.

August 7, 2022

- Create PCI gravel delivery order #2 for McNall, send.

August 8-11, 2022

- Correspond with BOD about member request to alter Crest Drive, inspect and report back.
- Inspect for late emergent Russian thistle; counsel with Bill Burman, order touch-up spray.

August 13, 2022

- Inspect the adjusted sanding site position at Oroville Mini Storage that the county Planning Department now requires, adjust permit drawings, re-submit to county.

August 15, 2022

- Adjust the Planning Department site analysis sketch to reflect the adjusted sanding site position, send all to County and Jeff Bunnell.
- Comms with 24/7 re: re-ordering the cancelled steel sanding shed.

August 16, 2022

- Comms with Planning Department about site analysis approval for sanding site
- Attempted comms with 24/7 about sanding site shed re-order.
- Inspect standing dead tress in easement next to Lake Vista Spur in Division 8.

August 18, 2022

- Write draft letter to owner of Lot 18 Division 8 about standing dead trees, and send to committee, ACC and BOD for approval.

August 20, 2022

- Adjust draft letter after feedback, output and send to Owner.

August 27, 2022

- Comms with Road Committee to arrange fall road drive.

August 29, 2022

- Comms with RC to arrange fall road drive.
- Comms with 24/7 furthering the re-ordering of the sanding site metal shed.
- Comms with haulers and PCI about continuation of delivering PCI gravel.

August 30, 2022

- Comms with RC to arrange fall road drive.
- Comms with 24/7 furthering the re-ordering of the sanding site metal shed. Filled out engineering checklist and sent to HOA president for signature.

August 31, 2022

- Output and review Garrett bills for erosion control work and Gold Rush Ridge culdesac work. Information to inform the next BOD meeting motion(s).
- Receive and output ACC request for private driveway specs approval; preliminarily respond and will inspect and report back after coming weekend road drive.

September 2, 2022

- Output other recent road work invoices, break down per accounting categories, send on to Treasurer.
- Make per-unit breakouts of invoices for costing/planning/HOA income rates purposes.
- Comms to finalize weekend road drives with committee members.

- Gather supplies for road drive.

September 3, 2022

- Road assess drive with committee members (Div's on north side of Chesaw Rd).

September 4, 2022

- Road assess drive with committee members (Div's on south side of Chesaw Rd).
- Per ACC request, inspect and assess 62 Gold Rush Ridge Road private driveway approach being constructed, respond back to ACC.

September 7, 2022

- Calculate all fall work items and costs and draft that into a Report for the BOD for expenditure consideration the coming Saturday BOD meeting. Send to Committee for approval, then send on to BOD.

September 10, 2022

- Work up calcs to show increase in gravel costs compared to costs in 2021 assessment vote (48% increase since then), calcs to show how much annual assessments should be increased to cover the cost increase (8%), various other calcs to help BOD make budget/expenditure decisions in today' meeting, etc.
- Prepare road report for meeting, draft proposed expenditure motions.
- Attend meeting.

September 11, 2022

- Comms with two Committee members to get them to choose where the last (10) loads of PCI should be placed on the Pine Bluff/Old Tressle/Sunset Ridge drivepath.
- Email to President and Secretary about road-related motions language and upcoming newsletter suggestions.

September 12, 2022

- Continuing comms with Committee about PCI gravel placement.
- Receive executed snow plow contract from President and review.
- Email to gravel hauler adjusting PCI placement.

September 15, 2022

- Comms to 24/7 to push getting their new Sanding Shed price and especially the certified engineering specs (snow load and foundation fastening) so we can submit to the Building Department for permit so we can start installing the foundation and blocks. No reply the last two days. I have not logged many of these multi-weekly calls but I have been pushing it every week as fast as I can without angering the suppliers involved.
- Comms with Jeff Bunnell of Oroville Mini Storage about the sanding site. He' leaving town for the winter in late October so wants to excavate the site before then. He agreed to not charge the HOA any rental fees over the winter if we do get the slab installed and stack the blocks but do not get the sand and shed installed before winter.

September 16, 2022

- Finally talked with Frank at 24/7 about sanding shed progress. He's waiting to get final engineering specs from the shed company and he's in progress with pricing the provision and installation of the concrete blocks.

September 21, 2022

- Comms with Tim Mason to get his current machine/labor rates to insert into a general contract draft.

September 22-24

- Comms with Committee to get approval to have the rake maintained by the manufacturer in Tonasket. Approval given.
- Comms to HOA volunteer member Larry Swarren to take the rake to the manufacturer; yes. Same about felling dead trees in Division 8. Next week both accomplished.
- Check in with Tim Mason about his work availability.
- Email to volunteer Craig Jordan who stores the rake; heads up.

September 25, 2022

- Send Tim Mason contract to president for his approval/signature.

September 26-28, 2022

- Multiple phone attempts to connect with 24/7 about sanding site shed and concrete blocks status.
- Finally an email back from 24/7; received block pricing but no new shed contract or engineering spec yet.
- Comms with BOD/ACC about a controversy involving neighboring Division 5 lots about a 30' wide ingress/egress easement.
- Comms with president about member inquiry about 'no plow' section in Division 7 at the end of West Corral.

September 30, 2022

- Site visit to Div 5 Lot 44 about a potential private driveway approach in controversy; measure and document for ACC/BOD.

October 1, 2022

- Email report to BOD/ACC about Div 5 Lot 44 driveway approach controversy, including offering statements of fact to comm to the owner.
- Phone discussion with BOD member Susan Stewart about a coming manufactured home delivery down Big Horn Ridge paved Road (Canyon View Lane). Concerns about serious road damage that might result.

October 2, 2022

- Email report and recommendations about the manufactured home delivery controversy to BOD/ACC.

October 3, 2022

- Make arrangements for the rake manufacturer to receive the rake for routine maintenance this week.
- Same with volunteer Larry Swaren who will deliver the rake there. Also send him instruction manuals and certificate of ownership.
- Same with volunteer Craig Jordan, where the rake is stored.

October 5-12, 2022

- Multiple attempts to comm with 24/7 about sanding shed ordering and engineering spec status. Finally received a reply on 10/12... new salesman at the shed company, 24/7 is restarting the process with them to get me info and an order.
- Multiple lot owner issues about road impacts related to private lot development. Of note, owner in Big Horn Ridge wanting to deliver a manufactured home using the paved Canyon View road; my feedback and analysis about how that will likely damage the gravel road edges which support the pavement edges, which is an HOA liability. I

suggest requiring the owner to post a bond before delivering the home, to cover road damages ahead of time, also suggest several other features to be required in order to protect the HOA.

- Several interactions advising the BOD about owners affected by the Div 7 West Corral 'no plow' road section.
- Draft upcoming HOA newsletter article about road maintenance, receive input and approval from committee, submit to BOD.
- Comms to rake manufacturer who is maintaining our rake right now.
- Comms to committee to get consent to store removed fill from dust spots repairs at certain wide spots near HOA roads.

October 14, 2022

- HOA volunteer Larry Swaren brings the rake back from the manufacturer in Tonasket, now maintained. Comms with manufacturer about billing.

October 18-26

- Inspect and report to ACC about private driveway approach request in Division 7.
- Multiple emails and phone calls related to Big Horn Ridge owner request to widen Canyon View Lane in a spot in order to tow in a manufactured home.
- Multiple attempts to contact 24/7 about sanding shed order.
- Comms with volunteers about tree trimming, Kirk mark trees for trimming.
- Comms with Div 7 owner in NO PLOW road section about having me mark the road for a plow-out so there's no berm left in the road.
- Calls to Tim Mason to get road work going before freeze, set up appointment for Saturday to show him road work spots.

October 27, 2022

- Visit Big Horn Ridge's Canyon View Lane and consult with owner's proposed road widening for a potential coming manufactured home delivery. Inform BOD of status and prepare notes for a final report.

October 29, 2022

- Various responses to BOD/members about local road issues, inquiries, scheduling for repairs.
- Toured and marked all scheduled road repairs with Tim Mason; marked for materials drops and final counsel about repairs to be taken. Repairs to start this week; enough moisture is in the ground now.

October 30, 2022

- Write work order for Tim Mason.
- Call in "call for utilities locate" for Mason repairs.
- Comms to three haulers about hauling PCI immediately for Tim Mason's repair work.

October 31, 2022

- Comms to Garrett Construction for rip-rap delivery to Point Drive north.
- Comms to Tim Mason; meet him to exchange work order and contract.
- Comms to Beanblossom to haul PCI for Tim Mason repairs' write work order, make maps, drop off to his house in Oroville.
- Comms from 24/7 re: coming winter plowing arrangements.

November 2 - 5, 2022

- Email comms with members inquiring about road work schedule, details.
- Status, delivery comms with Mason about road work.
- Multiple comms with manufactured home rep for Big Horn Ridge Lot Owner Grant Meyer about getting weight/physical specs for potential delivery damage to Canyon View Lane. Also secure comparative weight specs from Osoyoos Redi Mix for concrete and gravel truck deliveries.
- Emails to BOD about items above.
- Counsel with 24/7 and our Plow coordinator about various specs for recent plowing.

November 7-9, 2022

- Comms with Plow Coordinator and plower about recent plow order, specs.
- Comms with Big Horn Ridge owner Grant Meyer about manufactured home delivery.
- Conversations with various owners about plowing.

November 11, 2022

- Respond to BOD and members inquiring about plowing status and analysis of HOA plowing issues/capacities/alternatives/HOA history.
- Comms with local alternative plower company about their potential to plow for us.

November 12, 2022

- Attend BOD meeting to advise about various road-related issues.
- Write Road Committee recommendation report to BOD regarding recent Big Horn Ridge owner request to use Canyon View Lane as a manufactured home delivery route. Submit to Road Committee members for review/approval.

November 14, 2022

- Com with BOD about Division 8 Lot 32 road edge plowing damage; visit the site, inspect, take pics, and assess and recommend to BOD back in comms.

November 15, 2022

- Lot Owner tracked me down on my professional job site, long complaining about winter road conditions due to his unfamiliarity with living in this region and unfamiliarity with realistic winter road maintenance. I spent a lot of time educating him about HOA budget, CCR options, plowing/sanding physics, need for owners to drive adequate 4x4s and use snow tires and studs, no requirement in CCRs or local or state laws to provide EMS access.
- Relay the above to plow coordinator Bill Burman because the Owner had been soliciting Bill first.

November 16, 2022

- Email correspondence with BOD/ACC/RC about standing issues road-related, including Naysnerski fence/boulders removal from road encroachment.
- Call Glover about potential road sanding.

November 19, 2022

- Analysis comparison calcs and report sent to BOD and RC comparing Glover's sanding rates against 24-7's rates: Glover charges 3.22 times more, per yard of distributed sand upon a Ranch road.

November 21 - December 3, 2022

- Countless interactions with BOD, HOA plow manager, 24/7 employees and HOA members about plowing status on two major unseasonal storms.

- Investigate the possibility of new plowing company Okanogan Plowing plowing for us (comms with the company, executive comms to BOD, etc). Draft contract for them, send to plow manager for review and editing.

December 5, 2022

- Send draft plowing contract to HOA president for signature.
- Comms to BOD about draft plowing contract and plower's rate.
- Process recent gravel and rip-rap bills from road contactors, assign their values to work order accounting, classify them for the treasurer's logging into accounting categories.

December 6-10, 2022

- Get contract commenced between HOA and Okanogan Plowing.
- Comms to 24-7 about deadline date to get steel shed ordered for our sanding shed; I am giving ultimatums so we can move on if need be, questions about potential deposit refund, etc.

December 11-12, 2022

- Counsel with Bill Burman, plow coordinator, to order Okanogan Plowing to plow about 1/3 of the Ranch.
- Further counsel with Bill about 24/7's lack of response to plowing requests.
- Physically inspect Okanogan Plowing's plowing work.
- Counsel with Bill to order Okanogan Plowing to plow all the rest of the Ranch.
- Counsel with Treasurer's Assistant about costs to send out a mailing to all owners about new plowing arrangements for private plowing.
- Directly contact known owners who need private plowing and get them directly in contact with Okanogan Plowing.
- Report all the above to the BOD and recommend/request that an expenditure motion be brought immediately to accomplish teh mailing.
- Mark Ranch maps for general plowing priorities/details for Okanogan Plowing, send.
- Multiple comms with Roger of Okanogan Plowing about all the above.

December 20, 2022 - January 10, 2023

- Assign accounting categories for Treasurer Assistant for fall work invoices.
- Many supports to Plow Coordinator and contractors about plowing and sanding calls.
- Attend BOD meeting in support of road issues.

January 11, 2023

- Solicit a different steel shed company for the Sanding Site (field prices, engineering specs, foundation specs, timeline, etc).
- Break out all fall contractor invoices and assign them per each budgeted item in "Road Report & Cost Estimates - September 7, 2022".
- Email BOD about sanding shed options, requesting they be prepared at next meeting for adjusted expenditure motions if necessary.

January 12-18, 2023

- Many discussions and input to BOD about CCR requirements and options about summer and winter road maintenance requirements as related to budget.
- Many discussions with BOD members about a potential increase of plowing standard from' plowing to 2" plowing.

- Comms with plowing contractors about general issues and standards.
- Procure additional Sanding Site shed options, comms with engineer and county building department about same.

January 24, 2023

- Run calcs and report to BOD about current status of the September 10, 2022 road maintenance work order... how much money has been spent and what is left scheduled to be done, and inform of degree if need for each item yet to be completed.

January 25, 2023

- Partial work on a comparative report for BOD about the sanding shed, comparing original \$\$\$ projected to what it will now cost.
- Complete reimbursement paperwork and submit to BOD for coming meeting.

January 26, 2023

- Continuing work on a comparative report for BOD about the sanding shed, comparing original \$\$\$ projected to what it will now cost.
- Research with Okanogan County Public Works area manager about winter sanding and ice melting on dirt roads.
- Field coming-year prices expected from all HOA road contractors and suppliers, to inform BOD budget and assessment rate discussion.

January 27, 2023

- Work up my reimbursement sheet, submit to BOD.

January 30, 2023

- Calculate the gravel volume that should be placed on roads in fiscal year 23/24, prepare this for BOD meeting for budget and assessment raise consideration. 23% increase in gravel costs over 21/22, 43% increase over vote year 2021.

January 31, 2023

- Attend BOD meeting and inform/deliberate about next fiscal year expense expectations, sanding site status, new gravel calculations, potential plowing test site protocols, and anything else fiscally related road maintenance.

February 1, 2023

- Discussion with Roger of Okanogan Plowing about possible test fee for increased plowing standard. Also discussion about he and I creating a general plowing contract that involves they simply keeping a certain standard for all winter maintenance next year as opposed to us just calling them when we want plowing, he proposed a flat fee for all winter.

February 2-3, 2023

- Email comms with Road Committee starting dialog about creating snow plow test protocol and pricing, as requested by BOD.
- Phone comms with owner of 24/7 to see if they will be willing/able to fulfill the sanding site steel shed order. Owner told me we'd talk next week after Wednesday as he is out of town right now.

February 4-7, 2023

- Info to Treasurer's assistant for budget planning and policy construct.
- Email discussion with committee about draft Winter Maintenance policy.

Road Manager's Activity Log

February 3, 2025

by Kirk Johnson

February 9, 2023

- Create work-backward schedule dating, from September 1, 2023, for that being the day when we'd like to have sand in a completed sanding shed. This is to determine by what date we may need to abandon waiting for 24/7 to order the sanding shed and go toward another supplier I secured as a back-up. This pertains to the BOD giving consent to the supplier switch and also to the higher shed price.

February 10, 11, 2023

- Review and update pricing for "no-plow" road sections so BOD can make a decision as to how to potentially fund the items. Summary:
 - (5) short road sections exist that we cannot maintain plowing for during the winter, hence the lots up those road sections are not getting access, which is a violation of CCRs.
 - There has been complaining and legal threats from some Lot Owners about lack of access for several years now, particularly about (2) of those road sections.
 - (4) of those sections could be remedied for approximately \$31,000, which would include remedying the (2) 'complained about' sections. The final road section is an approximately \$72,000 fix, and as of yet no complaints have come in about it.
 - an approximately \$100.00 one-time special assessment would pay to remedy those (4) priority sections.
- Comms with 24/7 owner about possibility of ordering the sanding shed.
- Update calcs, in prep for BOD meeting, about how much the HOA emergency fund has lost value to to specific inflation (\$1894.00, all associated with higher gravel costs associated with the subject of having extra funds available for "worst-case erosion event".
- Attend, report, and advise at February 11, 2022 BOD meeting, including educating directors about what funds exist in the emergency fund and what they are for, how to maintain the balance, etc.

February 15-24, 2023

- Multiple back and forth email comms with 24/7 about the sanding shed. The agent is conversing with the shed company about them fulfilling required engineering specs. Hopefully this will happen, as their "latest" price quote is \$3600 while the other reputable/responsive shed company I found is quoting several thousand dollars more. Do recall that 24/7 has offered to sell the shed to us at their wholesale cost, just to be helpful to us as we have been their client for plowing and sanding.

February 25 - March 3, 2023

- More comms with 24/7 about the sanding shed.
- Heads up comm to raking contractor Tim Mason about coming spring road work.

March 4, 2023

- Response to Div 8 owner explaining the reasons we use PCI 5/5-minus gravel as a topcoat.
- Interaction with a Div 7 owner about having the Road Committee inspect the trees encroachment at the West Corral road crossing of Tonasket Creek.

March 15, 2023

- Check in with Oroville Mini Storage, where the sanding site will be installed.
- Initiate the sanding shed re-order with 24/7.

March 17, 2023

- Multiple email comms with 24/7 about shed ordering details.

March 21, 2023

- Schedule Tim Mason to start raking select dry roads next week, keep the rake in his possession while the season unfolds. Email Road Committee about it.

March 27, 2023

- Comms with HOA president and sanding site shed company to get contract engaged and down payment completed. Shed company rep is leaving employment there April 6 so we're hoping all the process on that end will follow through OK.
- Comms to Tim Mason to postpone initial raking until next week; roads too wet and cold right now.

March 29, 2023

- Take pic of PUD transformer threatening ditch/road at about 145 Gold Rush Ridge
- Comms with ACC about culvert requirements.

March 31, 2023

- Per ACC request, visit and inspect a driveway approach permission submission off of Old Tressle, respond to ACC.
- Review another ACC driveway approach request for an owner on Corral Drive in Division 6, tell ACC I need the owner to flad the driveway position so I can identify it when I go to inspect.
- Plot excavation at Oroville Mini Storage for the Sanding Shed installation, create excavation drawing/specs for the excavator. Set up batter boards, paint ground, set elevations. All of this is provided by me as an HOA volunteer, along with paying my employee to help.

April 3, 2023

- Visit sanding site excavation, verify and assist excavator with excavation elevations.

April 4-7, 2023

- Various BOD/ACC emails about road conditions and Lot Owner inquiries.
- Schedule with Tim Mason about raking.
- Comms with 24/7 rep about keeping the Sanding Shed order moving, comms with HOA president and

VP about getting the contract signed and processed.

- Comms to volunteer who stores the rake, arrange Tim Mason getting it.

April 9, 2023

- Comms with excavator about sanding site.
- Review and edit president's letter and Ballot about road issues and cost estimates therefore.

April 11, 2023

- Attend HOA meeting, give report, answer questions.
- Comms with volunteer who stores the rake, comms with Tim Mason about raking.
- Check on excavation at sanding site.

April 12, 2023

- Order and receive foundation rebar at Oroville Mini Storage for the sanding site.
- Email comms with road committee members about a sink hole on Sunset Ridge Road.

April 13, 2023

- Research and order (3) orange road cones for the HOA.
- Inspect first day of raking, counsel with raker. Need to rake deeper in spots to get rid of washboard and potholes. We discussed him going back to deeper-rake those spots.

April 14, 2023

- Calculate the raking rate/cost at current pace: he's raked 18% of the Order using 13% of funds, so we're on-pace to afford the deeper raking in spots.
- Comms with raker about above.

April 17, 2023

- Inspect lower division 8 and West Corral for raking.
- Comm with Tim Mason about raking and road repair strategy here forward.

April 18, 2023

- Receive request from ACC to inspect an unpermitted driveway approach onto West Corral.
- Inspect recent raking on Pine Bluff, Sunset Ridge, Old Tressle. Comms with raker for touch-up spots.

April 19, 2023

- Inspect West Corral raking.
- Per ACC request inspect unpermitted driveway installed up to West Corral, report back to BOD.

April 22, 2023

- Pick up orange hazard cones, mark as "9MR", place two at the sink hole on Sunset Ridge Road.
- Inspect Division 3 raking.

April 24, 2023

- Comms with Tim Mason about repair road work on Point Drive and Mallard Drive.

April 25, 2023

- Inspect dust spots repairs on Point Drive.
- Comms with sanding shed manufacturer.

April 26, 2023

- Form and rebar the sanding site concrete pad.

April 27, 2023

- Inspect ditching and dust spot repairs on Point Drive.

April 28, 2023

- Create order letter, gather order form and engineering checklist and send to West Coast Metal company for the sanding site steel shed.

May 3, 2023

- Commence work order TM01-2023 to repair or replace the sinking culvert at .38 Sunset Ridge Road.

May 8, 2023

- Inspect road damage from a Lot Owner at about 3.75 West Corral
- Inspect potential road damage from an owner at about 1.5 West Corral.
- Make letter and maps for sprayer to commence spring pre-emergent spray, make copies, send in mail to Loomis Ag.

May 9, 2023

- Comms with Tim Mason about raking touch-up, other grader touch ups, update, schedule with sprayer.

May 12, 2023

- Update comms with Tim Mason about road work status.

May 13, 2023

- Adjust order form for the steel shed purchase for the Sanding Site, involve president and VP and dealer.

May 15, 2023

- Comms with owner of Oroville Mini Storage about getting some gravel for the sanding site slab apron.
- Inspect exposed Sunset Ridge road culvert, comms with Tim Mason about repairing it.

May 21, 2023

- Response and dialog with an owner - and the road committee - about the owner's request to

voluntarily excavate a approximately 300' long road embankment about 5' deep to widen the erosive narrow road section and use the excavated strata for his own personal use.

May 22, 2023

- Dialog with Road Committee about a ditch washout at base of Pine Bluff.
- Inspect and take pics of alleged easement damage from last winter plowing at Division 8 Lot 32; report back to BOD about it.

May 25, 2023

- Set up road committee volunteer to manage the stacking of concrete ecology blocks at the sanding site.
- Order blocks, send sketches to supplier, counsel about relevant issues.
- Send requests to president for road-related agenda items for next BOD meeting.
- Continuing dialog with road committee about suggested terms for lot owner who wants to widen a short Ranch road section.

May 26 - June 17, 2023

- Set up agreement terms and draft for Div. 5 lot owner who wants to widen road section. Interact with BOD in email and meeting about it.
- Ask for expenditure motion from BOD for yearly gravel replenishment funds and weed control funds.
- Various interactions with sanding site land owner (Oroville Mini Storage) about yearly rental, his excavation bill, etc.
- Comms with sprayer updating progree.
- Breakdown per accounting category and approve Tim Mason's road maintenance bill.
- Archive last winter's 'plowing test protocol' email dialog with BOD so it can be easily readdressed this coming fall.
- Create calculations analysis breakdown about Tim Mason's raking charges and report to BOD, excerpted as follows:

You will all recall that , since we purchased the rake in 2020, we continually experience savings when we rake as compared to when Tim Roberts used to use his rake to rake for us. So here's a summary list of savings we've experienced since 2020 when we purchased the rake:

- We've used it 4 times.
- The rake cost the HOA \$18,560.09.
- % of the original rake purchase we've paid for each time we've used it so far:
 - 2020: 7%
 - 2021: 12%
 - 2022: 9%
 - 2023: 17%
- To date a total of 45% of the original rake purchase cost has been paid for with the savings we've experienced by owning the rake.
- Set up road assessment drive with Road Committee members: assess for visible maintenance needs,

gravel replenishment locations for year 23/23, inspect for broadleaf noxious weed spray touchup.

June 22, 2023

- Road drive to assess coming gravel placements, inspect for weed spray, and assess for general road repairs. Completed all roads north of Chesaw Road.
- Drafted current Road Report and sent to HOA president so he could have it posted on the HOA website in time for the June 24 annual membership meeting.

June 23, 2023

- Gathered and sent all relevant calculation reports that inform our annual gravel replenishment calcs and send to the BOD to inform their relevant discussion. Also joined in on the discussion.
- Proposed an alternative expenditure motion to the BOD for 2023/2024 weed spraying.

June 26, 2023

- Road assessment drive part two with Don Charnholm; all roads south of Chesaw Road.
- Various email responses to 2 members via the BOD emails about recent road drives.

June 29, 2023

- Create spray touch up order for Loomis Ag, mark maps, send via postal mail.
- Email to Ok County noxious weed board reporting a musk thistle outbreak on Lot 5 Division 8.
- The last week; email correspondence with ARS reserve study professions about statistical aspects about the HOA rake, and road maintenance budget, etc.

June 21 - July 5, 2023

- Various attempts to contact the metal shed company to see if the sanding site shed is ready for delivery.
- Two conversations with PUD to see what responsibility they will take for the inhibited ditch flow on Gold Rush from their transformer installation.
- Email BOD update about PUD issue.

July 15 - 20, 2023

- Scheduling comms with gravel haulers.
- Many email comms with metal shed company for the sanding site; receive final engineering, verify install between 9/11 - 9/14.
- Draft "Gravel Placement Report" and send to Committee, deliberate.

July 23, 2023

- Mark with stakes and flagging (4) PCI gravel placement drops in Division 5.

July 24, 2023

- Lay up and email yesterday's gravel order to McNall for execution.

July 25-27, 2023

- Plcs of two Old Tressle lot driveways that are causing watershedding damage to Old Tressle.
- Comms to ACC and Road Committee about the above issue.
- Comms to gravel hauler about current delivery status.

July 28, 2023

- Mark various gravel replenishment drop locations for haulers on Sunset Ridge Road and Point Drive.
- Create order for the above for the gravel hauler, send via email.
- Inspect and record needed Russin thistle touch-up spray spots on the same roads, ask other committee member to check for the same on other notorious Ranch roads.

July 31, 2023

- Inspect Div 5 roads for touch up spray, field reports for the same from Committee for other roads, write and send touch up order to Loomis Ag.

August 1-3, 2023

- Check in with Loomis Ag about touch up spray order.
- Many and various emails with BOD, ACC and RC about private driveways.
- Request for motion from BOD to accept draft letter to Div 5 lot owner who is requesting to voluntarily widen a short section of the end of Mallard Drive.

August 4-12, 2023

- Email interactions with BOD/ACC about various road erosion problems from private driveways, also about No Name rd dead tree in easement. Comms with owners about these things.
- Inspect gravel placements, update committee.

August 17, 2023

- Mark roads for gravel placement #3, inspect lower Div 8 for Russian thistle outbreak.
- Inspect standing dead pine tree in easement on West Corral for dropping.

August 18, 2023

- Call Loomis Ag, order them to spray Russian thistle in Lower Division 8, comms to Road Committee about it.

August 19, 2023

- Draft order gravel placement #3, send to McNall.
- Comms with ACC/BOD re: causing Old Tressle lot owner to modify their unapproved driveway because it erodes Old Tressle.

August 20, 2023

- Contact tree feller about dropping the standing dead tree on West Corral. Receive pricing, counsel with the rest of the RC about consent to order it to happen.

- Comms with ACC/RC about another ACC request for proposed private driveway permit inspection.

August 21, 2023

- Consent from RC to drop tree in Div 7 easement, email owner to notice them it will happen soon.

September 5 - 15, 2023

- Two visits to the Sanding Site, to receive the building installers and then to check their completion.
- Various comms with gravel deliver suppliers for update.
- Comms to PCI to clarify how/what their rock crushing standards are changing.
- Comms with Tim Mason about scheduling in fall road maintenance items.
- Prepare various info and motion support for early September BOD meeting.
- Arrange excavator to receive sand at Sanding Site and locate sand deliveries into the sanding shed.

September 19, 2023

- Visit fall road repair sites with Tim Mason, outline him. Also analyze the private driveway erosion issue on Old Tressle, Lot 25 Div. 4.

September 20, 2023

- Create work order for Sept 19 analysis, send to Committee for review.

September 21, 2023

- Comms and work order to Tim Mason, general contract draft to HOA president for execution.
- Set up Osoyoos Redi Mix to deliver and spread road gravel on Point Drive. Mark/flag location.

September 25-26, 2023

- Comms with both plowers to set up coming contract terms.
- Comms with Bill Burman (road committee member) to see how some gravel placement went.

September 30, 2023

- Meet with 24/7 reps at Ranch to discuss new terms, new plower.

October 1,2, 2023

- Emails with plowers for new contracts.
- Comms with Tim Mason about road maintenance update.
- Put seasonal hold on gravel delivery until spring next year; too risky for lack of compaction that snow plowers will plow gravel off of road.

October 6, 2023

- Meet at the sanding site with site owner and with committee member Bill Burman to receive official instruction on operating the sand loading tractor. Take notes, pics.
- Comms with plow contractor to get him to send approved plowing terms to me ASAP.

October 7, 2023

- Draft proposed contractual terms for plow contractor (Okanogan Plowing) and send to BOD for approval.
- Draft potential plow notice to the membership, send to BOD for approval.

October 9-14, 2023

- Comms with a member about they donating gravel.
- Receive, verify and cost out the recent Tim Mason road work bill, correspond with treasurer's assistant about it.
- Prepare road maintenance summary for upcoming BOD meeting.
- Draft 'Snow Plow Test' doc for BOD to review, send to committee for approval.
- Comms with PCI about committing to a gravel milling and storage for us for next year.
- Attend BOD meeting.

October 15-31, 2023

- Many comms with new plowers to line up all aspects of plow season coming.
- Draft current road report for website and membership mailing.

November 1 - December 13, 2023

- Many comms with plowers about coming season details. Also comms with sanding facility owner about the same.
- Redraft new contract for Okanogan Plowing reflecting a bulk insurance payment to them for the season.
- Many comms with plow coordinator about all above.

December 14, 2023 - January 31, 2024

- Various counsels with snow plow coordinator about plowing so far, season in general.
- Various fiscal breakouts of road maintenance expenses and projections to facilitate current required recalculation and projection going into a next year's assessment rate.
- Comms with PCI employees about missing billing, also gravel supply status for coming spring.
- Keep track of winter maintenance bills and ordering in order to derive costing figures and track comparison between both plowing contractors.
- Prepare reports for January BOD meeting.
- Do calcs/reports for the current 3-year road maintenance averaging/adjustments to inform the upcoming assessment rate (per the Fiscal Management Policy). Present reports at meeting.
- Advise BOD/ACC about proper billing for lot owner violation of Watershed Rule (damage suffered on Ranch roads due to Owner violation).
- Work out alternative contract terms with Okanogan Plowing because their insurance policy - that they carry specifically for our HOA - is expensive and may not pay off if the snow fall (and hence plowing work) is less than adequate to earn back the insurance premium.

February 1, 2024 - March 29, 2024

- Attend several BOD meetings and advise and update about road maintenance issues and winter plowing.
- Comms with sanding site owner about final payment terms for winter sand loader use.
- Comms with Okanogan Plowing about final additional insurance premium payment.
- Comms with ACC about existing private driveway watershed violations.
- Create (2) suggested motions for BOD to secure early road maintenance funds approval.
- Road assessment drive with Road Committee.
- Create road report for the membership to go into the annual mailing.
- Multiple comms with two road maintenance contractors ordering road raking and gravel installations.
- Create calcs for remaining 23/24 road gravel left to still be spread and for total 24/25 loads allowed to be spread.

March 31, 2024

- March roads for gravel replenishment spots for McNall, prepare and send order to him.
- Mark Corral Drive base gravel repair section. Calc/estimate the total repair, create report and send to Road Committee for approval/feedback.

April 1, 2024

- Comms for added and touch-up raking with Tim Mason.

April 2, 2024

- Comms for added and touch-up raking with Tim Mason.
- calc and create motion for BOD for spring ditching, etc.
- Inspect recently raked roads.
- Draft a ditching motion/order.
- Comms with Committee about proposed road maintenance motions for BOD.

April 6, 2024

- Attend BOD meeting.

April 7, 2024

- Comms with Tim Mason about current raking status, also strategize about coming ditching work.
- Draft a ditching order.

April 8, 2024

- Mark roads for gravel placement.

April 9, 2024

- Mark roads for gravel placement.
- Create placement w.o. for McNall, send.

April 10 - 26, 2024

- Manage and inspect Tim Mason's spring road maintenance work. Adjust as necessary.
- Inspect and price out Div. 6 Corral Drive road base repair, make motions for BOD.
- Oversee continuing gravel placements.
- Breakdown recent raking bill, calculate continuing savings for owning our own rake and publish to BOD/committee.
- Make Road Report for annual membership mailing.
- Inspect and approve an ACC request for private driveway tie-in.

May 13, 2025

- Inspect recent gravel placements.
- Multiple emails with road committee/HOA member who questions and does not understand gravel placements.

May 18 - 28, 2025

- Multiple email convos with Road Committee about potential contract terms to off Okanogan Plowing for the next plowing season.
- Order road base and topcoat gravel improvement project for Corral Drive in Div 6.
- Email comms with Road Committee about ordering the first seasonal weed spray with Loomis Ag.
- Comms with Loomis Ag to start spraying.

May 29, 2024

- Inspect progress on road repair on Corral Drive in Div. 6.

May 31, 2024

- Attempt to gain access through Big Horn Ridge gate for maintenance and contractors; key is still gone, has been for many months.
- Emails to two BHR/BOD members about lack of gate access.
- Constant review, categorization and approval of incoming road work bills.

June 1-5, 2024

- Comms to sprayer that we have no access to Big Horn Ridge right now because their gate key situation is non-functional right now.
- Comms with contractor about progress on Corral Drive repair.
- Comms with Road Committee about what we would recommend that the BOD give consent to for where \$2330.00 excess gravel funds would be spent/appropriated toward... either more gravel replenishment spots or toward current Corral Drive topcoat repair and then freeing up that same amount for Capital Improvements in this new fiscal year.

June 18, 2024

- Draft proposed plowing terms to Okanogan Plowing (Roger Hammond) and meet with he and committee member Bill Burman at Roger's office to discuss it.
- Send draft terms email to committee.

June 19, 2024

- Inspect final completion of Corral Drive repairs.

June 23, 2024

- Email comms to set up next road inspection drive for committee.

June 26, 2024

- Firm up road drive with committee members.
- Check in with Okanogan Plowing to make more movement on the coming plowing contract.

Last week in June, 2024

- Draft contract for Okanogan Plowing, submit to Road Committee for approval.
- Close out statistical aspects of fiscal year 23/24 for road reports.

July 4-7, 2024

- Prepare various road expenditure motions for upcoming BOD meeting.
- Gravel assessment road drives.
- prepare Road Manager reimbursement log, send to BOD.
- Create total gravel loads calc for fiscal year 24/25.
- Create Road Report outline.
- Expense current Reserve Fund Cap Impr. funds, create motion for expenditure.
- Advise BOD about Old Tressle easement obstruction.
- Create pricing estimate to upgrade end of Mallard 'no plow' zone, send to committee.

July 8, 2024

- Create gravel placements report, send to committee for approval.

July 10-13, 2024

- Create road report for upcoming BOD meeting.
- Create expense motions for meeting.

July 14, 2024

- Interact with road committee member about potential weeds on Crest Drive
- Send various reports to website curator that resulted from the meeting.

July 16, 2024

- Order touch up spray.

- Comms with contractor about hauling gravel.

July 17 - 27, 2024

- Follow up comms with sprayer.
- Administer plowing contract execution with HOA president.
- Diagnose apparent needed road base repairs on Point Drive (north), create price estimate.
- Inspect sanding site for potential added sand loads.
- Comms with Road Committee about two bullets above.
- Create BOD expenditure motions regarding Point Drive base repair and added sand at sanding site.
- Comms with plowing contractor to see if he'll manage the added sand being received at the site and tractor loading it into the shelter.
- Attend July 27 BOD meeting, present motions.

July 29, 2024

- Comms with plower to order him to facilitate sand placement into sanding site shed.
- Comms with Osoyoos Redi Mix about ordering and billing sand.
- Call into Tim Mason about ordering the Point Drive (north) base repair.

July 29 - August 1, 2024

- Comms with ACC about potential approval of an Owner's request to use a portion of the padded culdesac at the end of West Corral as a personal parking area.

August 2, 2024

- Comms with county public works, asking them to control their russian thistle outbreaks on Nine Mile Road (which seed out onto our HOA roads).

August 3 - 13, 2024

- Comms with PCI gravel supplier to check stock.
- Comms with McNall about gravel placing schedule.
- Comms with committee volunteers about maintaining some vulnerable trees near the road on Pine Bluff.

August 14 - 23, 2024

- Arrange with plowing contractor to order two loads of sand to be delivered to our sanding facility in Oroville, have him tractor the sand into the sanding shed.
- Follow up getting plowing contract executed from plower.
- Inspect several roads after severe rains, tally damage, coordinate with Bill Burman to help with assessment, check in with work contractor to set up road repairs.

August 31, 2024

- Mark roads for gravel delivery, inspect and determine emergency repairs needed resulting from recent

heavy rains.

September 1, 2024

- Remainder of road repair inspections for Div 8., note several late emergent Russian thistle that needs to be sprayed, comms with Committee about this.
- Create road repair work estimate and corresponding Road Report.

September 7, 2024

- Attend the BOD meeting.

September 9, 2024

- Write work orders for the road work just approved at the BOD meeting.
- Contact suppliers and contractors about above road work.

September 10, 2024

- Comms with supplier about preparing and delivering (2) loads of rip-rap for Division 5 ditch erosion repairs.
- Comms with weed sprayer to spray Division 3 for Russian thistle outbreak.

September 13, 2024

- Receive email that Okanogan Plowing cannot plow for us.
- Several comms with 24/7 Property Maintenance to see if they'll plow for us; yes they will.
- Comms to the road committee about all this.

September 17, 2024

- Email comms with 24/7 to work out plowing and sanding details (current contract, sanding site and loading sand to his trucks, contact info to publish to membership).

September 18 - 25, 2024

- Many comms with committee members about current gravel placement aspects, and comms with suppliers and contractors.
- Check in with plowing contractor to encourage him to resolve final plowing and contract details.
- Resolve recent storm damage causing (2) road blockages from downed trees - secure two volunteers to deal with removal.
- Check in with other work contractor about scheduling for final road maintenance before winter sets in.

September 26 - October 6, 2024

- Multiple comms with 24/7 (plow company) to execute new contract. Draft and exchange new contract draft.
- Discussions with Road Committee about potentially setting up a heightening ramp at the Sanding Site to accommodate the loader tractor being able to load sand into the hopper of 24/7's truck, which is higher

than the loader can reach from ground level.

- Attend BOD meeting, facilitate execution of new plowing contract.
- Comms with 24/7's driver about sanding site ramp.
- Comms with an owner about he potentially donating road gravel.

October 7 - 13, 2024

- Visit sanding site, take pics and measurements about the new loading ramp.
- Comms with Bill Burman about loading ramp, ask him to see if he can tractor load the sand into the sanding shed better.
- Advise ACC about easement encroachment on Old Tressle.
- Breakdown/categorize incoming contractor bills to send to treasurer for payment.
- Create gravel order #2, mark for placement, call off all gravel placements for the winter after this.
- Comms with Tim Mason about upcoming road repair work.

October 15, 2024

- Create sanding ramp design, scan, send to 24/7 plower and Bill Burman for their feedback.
- Check in on Bill Burman to see if he loaded the sand into the sanding shed.
- Meet with Tim Mason to commence contracts and discuss details.
- Order/coordinate McNall to deliver gravel for Tim Mason's repairs.

October 16-17, 2024

- Inspect several recent repair spots, also meet with Tim Mason to discuss strategy for Pine Bluff road reshaping repair.
- Converse with Bill Burman about sanding ramp, also with plower Mike Martin.

October 19-20-21, 2024

- Email comms to the owner of Oroville Mini Storage (where our Sanding Facility is) about seeing if we can come to an arrangement to allow us to install a 2' high sanding ramp next to the sanding shed.
- Visit/inspect West Corral road repairs by Tim Mason.
- Comms with lot owner about repairing the road damage he made when installing private utilities, also he donating more gravel.
- Comms with work contactor about above.

October 22 - 26, 2024

- Set up motions for money for sanding ramp installation for Board meeting.
- Process info from Dream Storage to inform the motions.
- Attend Board meeting.
- Inspect final fall road work completed, process bills from contractors and suppliers.
- Create email language for president to commence sanding ramp contracts with, process from president to 24/7 Property Maintenance.
- Breakdown latest 'money savings' stats from recent raking.

November 1, 2, 2024

- Oversee the installation of the sanding ramp at the sanding shed site.
- Respond to BOD about recent member letter regrading more fall raking for washboard.
- Respond to ACC/BOD discussion about whether to allow a member to encroach an easement/road surface with parking an RV there, all with respect to road use/maintenance.
- Verify that the snow plow coordinator has our plowers set up to access the loading tractor at the sanding site.

November 3, 2024

- Comms with plower about no-plows, plow-outs, private driveway plowing, plowing standards, etc.

November 4-5, 2024

- Receive recent contractor bills, analyze/verify and send on to treasurer.
- Inspect the final 8 loads of PCI gravel placed in Division 8 for the season, discuss billing with contractor, also inspect other recent road work in that area.
- Order Tim Mason to rake gravel out at 2.4 West Corral.

December 6, 2024

- Create adjusted expenditure rates expected for the coming new fiscal year, relative to road maintenance categories, to inform the Finance Committee and the BOD for discussion about next year's assessment rate.

December 7 - 21, 2024

- Multiple consultations with Plow Coordinator about plowing and sanding ordering decisions. Also resolve issues with sanding facility property owner needing to provide fuel for the sand loading tractor.

December 24-26, 2024

- Temporarily take over duties of Snow Plow Coordinator while Bill Burman was unavailable.
- Calc and draft Prioritized Capital Improvements Items & Pricing report for BOD.

January 2025

- Various counselings with snow plow coordinator about plowing/sanding events.
- Counsel and arrange for two different deliveries of sand to be delivered to the hOA sanding site.
- Comms with HOA plower 24/7 Property Maintenance about making sure an alternative sanding person is available in the temporary absence of their regular person, as is expected soon.