



## ***Road Maintenance Highlights***

***April 12, 2026***

***written by Kirk Johnson, Road Manager***

1. Readers may recall that last fall the HOA partnered with a trusted local winter road maintenance contractor to assist his purchase of a second full-size plow truck in order to serve our HOA's 'municipal sized' maintenance needs. The tandem trucks were used only once last winter, as it was a record light snow fall winter, but we are of course now prepared to make sure proper road clearance is achieved when needed. You can see the initial [report](#) detailing this partnership on the [9mileranchhoa.org](http://9mileranchhoa.org) website > Financials > Miscellaneous Financial Reports > Plow Truck Loan Statement.
2. This spring the Road Committee will administer the improvement of the last 'no-plow' road section we are required to remedy on the Ranch, which is the last .1 mile of Blue Grouse road in Division 5. For all of Ranch plowing history (28 years) that road section has never been able to be plowed during the winter because of the extreme boulderheads sticking up out of the road plane. So after the work to be completed this spring the road section will be able to be cleared during the winter, whereby giving wintertime access to several Lots for the first time.
3. The coming new fiscal year (starting June 1, 2026) will be the last year of the voter-approved 5-year additional gravel installation special assessment that started in 2022. That special assessment, along with regular funds, allowed the installation of approximately (51) truck loads of topcoat replenishment gravel to be installed throughout the Ranch each year. After the 26/27 fiscal year the gravel replenishment amount will recede back to approximately (30) loads per year. The completion of the installation of the extra amount of gravel during that 5-year period represents the final calculated 'catch-up' on more than 20 years before that of gravel replenishment neglect, whereby bringing the gravel road content back to where it was when the Ranch development was started in 1996. Drivers will however note that the type of gravel used for this catch-up replenishment is far better than the original roundish 'pit run' gravel used for the roads, so our road surfaces are much smoother and more maintainable than when they were originally built.
4. The Board recently approved funds for the Road Committee to improve the (almost absent) road base gravel for the last 500' of Horse Trail Drive in Division 7. Soon that road section will be able to carry proper auto and truck weight/use without threat of autos getting stuck during soft wet road conditions.
5. During the recent spring road assessment drive the Road Committee identified a .15 – .30 mile stretch of road at the end of Corral Drive in Division 6 that is in serious need of added road base due to the developer's original road building content. The road section is very soft and quickly approaching the inability to properly support auto and truck weight/use without threat of autos getting stuck during soft wet road conditions. In recent years the Lots on the end of that road have been populated with full-time homes so the higher traffic level is clearly having a hard time with the soft road conditions. The board recently discussed this issue and is working toward procuring or designating funds for this improvement project as soon as possible. It appears likely that the improvements can be made sometime in the coming several years, given no more emergent needs arise.
6. This year the Road Committee has twice so far met with local tree service companies to get their advice and pricing to perform a significant Ranch-wide roadside tree maintenance project. This maintenance is required under our CCRs, and this will be a relatively large project. There are sections of roads that have had untrimmed trees growing along the roadsides for 28 years that are now negatively affecting proper road maintenance actions, particularly winter snow plowing and gravel spreading. Please keep watch in future reports about situation this as it develops.