

## **PFFPOA Board Meeting – 06/02/13 – 1:30 pm**

### **Board Members Present**

Joyce Ryan  
Jim Phillips  
Harvey Adler  
Ed Hauschild  
Clark Murray

### **Gravel Road Maintenance Discussion**

- Jim, Chan, and Jerry checked out Butterfly Road last Tuesday. Routine maintenance is needed, but there are no major problems. There is a large tree leaning away from the road. If it falls, root ball damage could extend into the road. Cost to drop the tree and leave it in the woods is \$175. We will do it.
- According to Jerry, the last major maintenance was done 3 years ago. All of our gravel roads need re-grading, ditch work, and gravel replacement at a cost of about \$6000.
- There is a state code for construction of their roads that includes specs for paving, chip and tar, and gravel. It would be good to use those codes for our roads.
- If well maintained, costs of gravel and paved roads are a trade-off. The code requires 6 inches of gravel under chip and tar. Chip and tar requires a re-coat about every 5 to 6 years.
- The section of Butterfly Lane that requires improvement is about ¼ mile long. Our estimates for chip and tar are out of date.

### **1:45 pm - John Sheley arrives for his presentation on paving Butterfly Lane**

- Observations
  - Road is lower on downhill side in spots. It should be re-crowned
  - Ditches should be improved.
  - Some drains may not be working
  - Paving is desired. Gravel and chip and tar are a waste.
- Proposed solution
  - He has several estimates for correcting the crown, filling in two dips, adding a gravel base, and paving.
  - The road will be 12 feet wide.
  - It will tie in to existing pavement.
  - The cost is about \$30,000 with some uncertainty due to the variation in the actual amount of gravel required (150 to 230 tons) for the base.
  - The new road should require no maintenance for 5 years and only minor maintenance for another 5 years.
- Questions / observations from the board
  - After the work is complete, the association will pay for on-going maintenance costs provided the work is done according to state codes.
  - In case of damage by heavy trucks, it must be repaired or paid for by those who do the damage.
  - Should we have an engineer monitor the project to make sure specs are met?

### **2:30 pm – John leaves and discussion continues**

- The association can't afford to contribute half of \$30,000, but it is to our advantage to have the

work done since maintenance costs will be reduced.

- Five home owners are involved. We could pay one share so that the cost is divided six ways.
- But, there is no money for the purpose in this years budget. We can't spend money needed for other maintenance.
- In the past, money has been moved from one line item over to another to handle unexpected expenses. Money has never been moved to a whole new line item.
- Proposal – We will add a \$5000 line item for this purpose in next years budget and give the home owners their choice of one the following three options.
  1. They can pay the full cost of the work this year with the association contribution coming back to them next year.
  2. They can defer paving until next year.
  3. The association will pay for normal gravel road maintenance this year and paving will be postponed indefinitely.
- Joyce will write a letter describing the offer.

### **Other Issues**

- The Forest Park Court wall
  - The wall belongs to Erin Drummond since it is totally on her property. Our responsibility is for the road, not the wall.
  - She has talked to Dave Neuman about it, so we need a different lawyer.
  - We will consult a different lawyer and have him send a letter to Erin Drummond disavowing our responsibility.
- Some other home owners associations may have lower insurance costs. We will evaluate coverage and get new estimates.
- There have been two complaints about dogs since the last board board meeting. Both have been resolved by telephone or email.

The next scheduled board meeting will be held on August 11<sup>th</sup>, 2013.

Adjourned 3:17 pm.