

## 2013 August Road Report

1. First of all, I wish to report that the vast majority of comments received from Property Owners regarding this year's road maintenance and overall road conditions has been very positive. We appreciate that.

2. The 2012 board last fall approved an expenditure of \$15,000 for the rebuilding of 1.75 miles of Newton Road from the intersection of Bronquist and Newton north. Because there was no moisture after that allocation, nothing was done.

3. Early 2013, estimates were gathered from two Road Contractors. Although we got two bids, one of the companies said that he would give us numbers, but was not really interested in working for us because he and his employees had been harassed by members of our Ranch trying to tell them how to run their equipment when they had previously worked for us.

Seifert, the company we hired, gave us lower bids and was able to provide all of the equipment and operators necessary; and they are fully insured, including workman's comp.

Because of the drought, a significant part of the bid was for trucks and operators to transport purchased water, and for a compactor and operator to roll the surface.

4. Phase 1, end of January/beginning of February, was the rebuilding of 1.75 miles of Newton Road from the Bronquist/Newton intersection north. At this time grading was also performed from Hwy 96 to where the rebuilding stopped, and part of Newton, as it turns west, was graded as well.

Phase 2, performed late spring, was rebuilding of an additional 1.75 miles of Newton to Hwy 96. Again, water was hauled, crown rebuilt, ditches cleaned, gravel spread and compacted. Again, Newton west was graded at this time.

The positive feedback we received has been that the rebuilt road surfaces have held up despite the heavy rains and 7 months and 4 months respectively, since completion of work.

5. We had Seifert use their Drag 3 times and observed that the best results were following a moisture event. We got favorable results with the drag following the heavy rain (2.5 inches) on July 14; but our roads received extremely heavy traffic that week because Red Creek Springs Road was closed. So Bronquist was back to washboard within a week.

6. Kent Beach, owner of Seifert Enterprises, has stressed to us the necessity to maintain the driving surface, which includes the crown, rather than do little or no maintenance, hoping to have the money to do major rebuilding later. Seifert Enterprises constructs and maintains roads within many POA's and their experience is, without a long term plan, changing of Boards and Road Committees on various Ranches leads to inconsistent road maintenance and ultimately, and more importantly, increased expenses.

7. For the most part, we are pleased with Seifert. They have been honest with us, and show considerable understanding of the plights of Property Owners Association budgets.

8. We presently have 3 problems:

a. We have NO contractor for snow removal.

b. It is not cost effective to bring in equipment for short stretches of touch-up

c. Several private driveways have insufficient and poorly functioning culverts. This was especially apparent following the recent heavy rainfalls where water was forced to cross our roads and caused washouts.

We need to be sure EVERYONE looks at the condition of their roadside culvert—cleaning, opening the ends, with the possibility that your culvert may need to be replaced. Remember, if the culvert on your driveway washes the road out, monies need to be spent to repair that section of road.

And we are aware that some of the Association's culverts need work also.