

Mary's River Estates Road District Meeting

Date: February 13, 2025 Zoom meeting hosted Debbie

Meeting will be recorded for the purpose of note taking by secretary. Recording will be kept for one year on personal computer and approved written minutes will be kept on website indefinitely.

Attendees: Sandy Chapman (Secretary), (Debbie Jackson (Treasurer), Joe Chambers (President) absent, Yvette Spitz, Justin McLeod

Call to order: 7:03 by Sandy

Additions/Deletions to agenda: email received that will be talked about with the fiber punch list

Review of minutes/approval: January 9, 2025 No changes to minutes per Debbie. **Debbie makes a motion to accept the minutes as written. Sandy seconds the motion. Debbie: All in favor? Commissioners Debbie and Sandy agree, minutes approved.**

Financial Report and Mail: Mail received check from Consumers Power 1993 capitol refund for \$19.79. This will be deposited into MRERD account. Bill for K&D for 10 hrs. of work. Sandy questioned what work it was for as she thought they had been paid up.

Financial: Debbie screenshares FY24-25 financials for Income and Expense by Category YTD 07/01/2024 - 02/06/2025 and Transaction report 01/08/2025 - 02/06/2025. We received more taxes from Benton Co. Paid Benton Co for the signs, received more taxes and interest. See detailed information on transaction report. **Debbie makes a motion to accept the financials report as written. Sandy seconds the motion. Debbie: All in favor? Commissioners Debbie and Sandy agree, minutes approved.**

The financials will be added to permanent record on website and be sent out via google groups email with approved minutes each month.

Review of Action items:

Update of Complaint to small claims court for Blacktop NW.: Debbie: Received a notice that "your party has failed to appear and you have 10-days to file for default judgement". She went down to court house with that paper work for default judgement for the \$10,000.00 and \$5,000.00 putative damages. After communicating with the clerk, it was decided that it was supposed to go for scheduling before a judge. **Action Item: Court scheduled for Small Claims Court on March 12, 2025 at 4:00PM. Documents to be brought and witnesses are to appear. Debbie will present the expert opinion evaluation by GRI. She will also update the CCB of the upcoming court date.** Sandy asks if we should have email and text communications between Blacktop NW and herself with us at the court appearance. Debbie agreed that yes, we could have them if needed. **Action Item: Sandy will make copies in quadruple of those communications from August 2023-May 2024.** Question by Sandy: why again did the court think BTNW did not appear? She says they probably just made a mistake. Sandy: They filed against us, but did they respond to our claim against them? Debbie says that was her question also. And she was told that the judge would rule on that at the hearing. BTNW filed a counter-claim against us saying they had lost a job because of our complaint to the CCB. She feels that is a separate issue and will be determined by the judge if he considered it important.

Insurance renewal: Debbie: Insured through SDOA cost went from \$1900. up to \$2422.00 stating from lots of liability issues. \$1569.00 general liability insurance with "best practice" deductions received. \$195.00 non-owned auto liability. \$658.00 crime policy for Commissioners doing their jobs. Payment made by March 1.

Tree in ROW Benton Co response: Joe: Not here to tell us of the response. Deferred.

Meet with arborist? Sandy asks if she should meet with arborist and have a drive around? Do we have money for work? Debbie says yes there is money in the budget. Agreement with Debbie to meet with the arborist and get a quote for cutting up of the downed tree. **Action Item: Sandy will contact Luke with Big's Tree Service to get a quote for cutting up the tree.**

Update on Daisy Drive work: Sandy: Last meeting we approved the proposals K&D sent us to start advertising and preparing bid documents for the two projects on Daisy Drive. I sent an email to Dan on Jan 10 and 13, 2025 to let him know of the approval and asked to be informed if there was anything we needed to do. Nothing was heard back. On Feb. 5 another email was sent and again no response. She called on Monday Feb. 10 and discussed the situation. Dans questions was "if we wanted these two jobs separated"? It appears that nothing has been done by K&D since the communication in January. There is some confusion as to why Debbie received a bill so quickly if he did do any work this week without us getting any information. (Added note: after reviewing emails, Sandy found that K&D had sent MRERD proposals for Daisy Drive projects on Dec. 31, 2024 and this is what the bill is for). Going back to the conversation with K&D; Dan said he had to separate the two projects. Discussion: In the 78-page specification document the projects were already separated. We need them separated because both projects together may be over our budget. We can ask for a combination of the projects if the bids come in under what we have for a budget. **Action Item: Sandy to follow up with another email to K&D confirming our choice to have two bid proposals.**

Snow Plowing contract: Sandy update: the day after our last meeting and approving Ed Hughes Construction for snowplowing we received an email that the company closed up and could not do the snowplowing for us. Several companies were contacted and due to insurance costs, they were unable to propose any contract to us. Sandy is still meeting with a group called Bravo Group to see if they are able to assist us. She had a meeting scheduled on Tuesday, but they had to cancel. **Action item: Sandy to schedule another meeting with Bravo Group.**

Punch list for RD fiber installation: Sandy went to POA meeting. Brian a primary engineer from Pioneer was there. After conversation on the fiber optics and Sandy's input on repairs needed because of the installation of fiber optics David Cambell suggested that he and Brian take a ride around and look at the problems with the installation of the fiber optics that occurred to the road and area. She asked to go along on the ride around as she was from the Road District. Sandy sent an email to Brian explaining the situation with the having a stake (as the Road District doing the work) in the what has happened to the roads and we need to make sure that things are repaired. Brian responded with an email saying that once Pioneer signs off on the company doing the work, then he would be glad to go on a ride around. Meanwhile to send him pictures and information on what needs to be done. Sandy has seen that some of the things are being repaired and was going to hold off a little and do another look at what is still needing to be done before she sends in the punch list. Debbie suggests that when the punch list is sent that things are checked off as saying that we noted that repairs were being done. Sandy still working on the punch list with pictures attached and description of repairs needed. Debbie says hopefully he will contact me for the ride around as well. Debbie explains that an email from David Campbell was sent to Joe saying this (ie; the problem with fixing the problems) was a property owners thing. Joe shared this email with the other Commissioners. Joes' response to David was that it was a Road District business because we have road and ditch repairs that need to be done because of the installation of the fiber lines. David was asked to come to the MRERD meeting to discuss this openly as it was road business. Debbie agrees with Joe that it is Road District business. Sandy was asked to continue to compile the punch list as time has gone on. Sandy wants to expound on the email received from David that was sent to Joe saying: David wanted to work things out with Joe on who was in charge. He said his (Joes) staff was usurping the authority of the POA because he was chosen by the powers that be to be the point person. Sandy says she has been working on this since the day we found out what was happening to the neighborhood (this was made known to the Road District by an email sent from Benton County three days before the work actually began). She has been on top of what has been happening, trying to find out. It was not anything she was usurping authority over. The only authority is being a Road District Commissioner is all that she is trying to do is take care of the district. It's got nothing to do with POA vs Road District. Debbie thanks Sandy for the time she has spent, she has seen how many

times she has been out and checked on things. Yvette says that one authority does not erase the other and they should try to work together as there are things that are impacting the property owners as well the safety and repair of the roads. She also reiterates what she has said to Pioneer that none of the MRERD tax payer dollars should go for any repair of things caused by them. Because she says that she is paying those taxes and she is not benefiting from any fiber optics services. Sandy says that she has been communicating with Benton County and Pioneer since the beginning, it is not something she just started doing. She does not know who appointed David as the spokesperson. Debbie says that we (the Road District) have to have conversations in a public meeting, that is why it is an agenda item. That was Joes point to David that we can have a conversation about this, but it has to be done in a public meeting. And thus, David was asked to join the meeting, but he is not here.

BBB c/o BBNW? Question are we still wanting to wait to send in a c/o to the Better Business Bureau on Blacktop NW? Debbie says yes, again wait until after the court dates.

New business:

Schedule Budget meetings/new committee? Debbie will look at her calendar and see what dates are good for Budget Meetings and schedule them for March-April. Sandy asks if we are going by a 3-yr term for committee members that she has seen written. We will check into the legitimacy of the 3-year term. **Action item: Debbie will have proposed dates at the next meeting and we will ask for committee members for budget meetings.**

Contact mower Keaton w/ NW Tractor Services for contract: Sandy wants to contact mowing services before more times goes on. **Debbie makes a motion to contact NW Tractor Services. Sandy agrees. Action Item: Sandy to contact mowing company for scheduling.**

Action Item: Sandy to contact striping company to confirm availability for services when weather clears.

Open Forum: Justin says that he has been in contact with Vince at Pioneer and they will be starting at his home to go live with the fiber optic in about 2 weeks. He will send out an email to announce when this will be. Conversation continued about loosing power and not having any fiber connection. Justin says the modem has a battery attached and will also keep a phone going through the fiber lines for a limited time. More batteries can be added for longer battery life.

Meeting adjourned at 8:10 conversation ongoing about fiber connections and information