

Mary's River Estates Road District Meeting

Date: August 8, 2024 Zoom meeting hosted by Sandy

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), Kevin Corneluis, Yvett Spitz, Rick Veronen, Robyn Lillehei, James Roush, President Joe Chambers not present.

Call to order: 7:00 By Sandy

Additions/Deletions to agenda: None

Review of minutes/approval: July 11, 2024 Correction to the financial report dates to current month. [With those corrections Debbie makes a motion to approve the minutes for July 11, 2024. Sandy seconds the motion. Sandy: all in favor? All Commissioners present agree.](#)

Financial Report and Mail: Debbie received a supplementary bill from LGLG for additional sixty minutes billed of \$57.00. They did not bill 0.4 hours to review documents. Sandy received mail from Saif relaying that Hughes excavation is no longer being insured by SAIF, but by another carrier. Debbie screenshares new FY24-25 financials for Income and Expense by Category YTD 7/1/2024-08/06/2024 and Transaction report 07/01/24-8/06/2024. These will be added to permanent record on website and be sent out via google groups email with approved minutes each month. See attached records.

Open Forum: None

Review of Action items:

Daisy Drive plans: Sandy: We finally got the plans for the two Daisy Drive projects from K&D. The plans for the end of Daisy Drive are done. These plans call to tear up one side of the end of the road because of failing road bed. These plans can be delayed, but failure to repair will result in more cracking and road problems. The slope repair at 24631 Daisy is recommended as a priority attention. If it is not repaired this will result in road failure with partial or complete road closure. The third part of the project is for the home owner to divert the water from the culvert to where ever he wants it to go. K&D said they could meet with the home owner about this. We do not want to incur any more cost with K&D than necessary with that part of the plans. Debbie: So, we have plans with enough detail and engineering stamp for the projects. Sandy: We were going to go back to K&D and have them write up the "Construction documents" which will include what everything is going to cost and we will not be taken for granted by any contractor. There is still some money in the budget for K&D to do this part of the project. Yvette: is this because of the person building the house and the driveway causing the problem? Debbie: it is because there is not enough support underneath the road. It has been a long-time problem. It was not built out enough. Sandy: The wall is on the riverside of the road in front of the house. The culvert will be extended through the wall. The culvert drainage is not causing the undermining of the road. James: the majority of the problem is that the road was not built wide enough to begin with. They did not put in a big enough shoulder. Any time you build a road and you have that much elevation difference you need to have no steeper than a 2:1 slope off of the edge. It just never got built out far enough for a 2:1 slope. The culvert needs to extended out because of the wall being built to avoid the erosion. Sandy: someone said the driveway being built was a problem, but the driveway being built there extended the shoulder out and has kept

the road from being a bigger problem than it would have been if the driveway had not been built. Debbie: now that we have the first part done, we need to get back to K&D and have them get us the construction documents right away. And give us a date certain (that they will be finished). We should talk to the owner and that we have information and we can afford a brief conversation with the engineer to see if they want to co-ordinate the project or not. **Debbie makes a motion that we direct K&D to get us the construction documents and the bid estimates. Sandy seconds the motion. Sandy: All in favor? All commissioners present agree. Action Item: Sandy will contact K&D to engage them for construction documents and bid estimates.** Robyn: Suggests that someone be there with the engineer and the landowner for that conversation. Sandy agrees. We need to know what is going on in all fronts.

Crack Seal proposal: Salem Seal Coat, Sandy met with Alex the same person that we met with last year when we got the road done. There is no end number on the proposal. It is open ended, get the cracks filled and they will bill us. There are some very deep cracks that can be filled with sand versus no sand and just fill everything up with the crack seal. Sandy will spray the cracks for vegetation. The company has a machine with a 9-12-inch wire brush to clear out the vegetation from the cracks before it is filled. Sand is expensive to apply and to fill the cracks with crack fill is less expensive. Sandy had a response from Knife River and they do not fill with anything but crack seal. Agreement that we use the crack fill only and no sand product for project. **Debbie moves that we accept the crack seal and cold mix for two small asphalt repairs. Sandy seconds the motion. Sandy: All in favor? All Commissioners present agree. Action Item: Sandy will contact Salem Seal Coat and set up a time for them to work.**

Dust abatement proposal for Iris: The cost of the dust abatement/road stabilization product magnesium chloride is \$8,955.00. we had to prepay the cost before application. We are waiting on a schedule time to get this done. We approved a NTE of \$8,000.00 and per our ordinance we can go twenty percent above without reapproval.

Sweeping and striping proposal: Fog lines will be the only lines painted. There will be 8.6 miles of fog lines for \$2,400.00. Sweeping will be \$1,875.00. We have an option to have reflective glass bead put in the paint for \$690.00. We did not have glass beads last time. Comments on glass beads. How long do they last? James says a year, they have to be renewed every time you paint. They are microscopic in size. Glass beads make the visibility much more like a reflective street sign. If the lines are cleaned between painting the beads will not be knocked off. They are solid beads. Debbie: likes the idea of the beads for the difference in the price and getting a few years out of it. **Debbie makes motion to accept the bid with the addition of the glass beads for a total of \$4,965.00 (including the sweeping). Sandy seconds the motion. Sandy: All in favor? All Commissioners present agree.**

Joe asking SDAO about MRERD paying for all or some of the POA part of the website usage: Debbie: information we Commissioners got from Joe is when he said he could not be at the meeting was that SDAO has not gotten back to him on MRERE paying all or part of the website usage. They are not getting back to us and it does not seem like much of a priority for them. We were looking at whether we had to have any type of payment or a token payment for the shared website costs. The POA is already paying in as far as the road district (taxes). We do not have stats on % of usage or storage or a way to do it. Debbie has no conflict with MRERD paying because it is "us and us". **Debbie makes a motion that we share the website with the POA at no cost**> Discussion: Yvette has a comment on storage. All the minutes are all on Google drive, not on WIX. Robyn adds that there is a "storage capsule" on Google drive that the POA information is stored on. POA does not

use website (storage). What is usage intensive is all the pictures, videos, additional intensive upload data, conversational forum. Yvette: it depends on whether you put them on the website drive or cloud or on the other one like the (POA) minutes. We can give you the usage estimate. We pay already for the maximum that we are not using anyway. Debbie: so, no cost for minimal usage would be a reasonable amount to her. Sandy: agrees with no payment, everyone is already paying into the road district already. [Debbie restates her motion that we not charge the POA for shared usage of the website because the POA is all homeowners. Sandy seconds the motion. Sandy: All In favor? All present Commissioners agree.](#) Yvette: asks if we should create a memo of understanding so that we do not come back later and forget what we have talked about. Robyn suggests that having it documented in the minutes is sufficient. Being that there are members of the POA and a quorum of MRERD Commissioners on this zoom meeting and agreement is made that the MRERD will pay for the full cost of the shared MRERD/POA website. Sandy adds that at any time in the future if we find that there is a problem with this agreement, we will have to address it.

Evaluation of MRE Rd. chip seal: GRI Proposal: Debbie GRI is going to evaluate the chip seal project from October 2023, both Queene Anne and MRE Rd. They will do a site visit to observe the chip seal and collect material samples so that they will be able to state in their professional opinion what is going on with the chip seal. They will do a site visit, take photographs, notes, collect samples of any available materials such as loose chip aggregate. They will do a lab test if there is adequate chip aggregate and compare to ODOT standards for single application of asphalt chip seal. A couple of standard tests will be done, a sieve analysis of the fine aggregate and determine the percent of particle in the fine and coarse aggregate. They will give us a letter of their opinions and a draft of the lab tests will be given to us as for any further questions we may have. It is our understanding that they will give us an opinion of what can be done with the problems we are seeing with the chip seal coming off. They anticipate getting back to us within two weeks after the field work is done. We would have the information before the timeframe to file the complaint with the CCB. The proposal is for a NTE \$7,900.00 per schedule of fees. [Debbie makes a motion that accept the proposal with the NTE \\$7,900.00 and schedule the field work ASAP. Sandy seconds the motion. Sandy: All in favor? All present Commissioners agree.](#)

New business: Robyn sent out a scientific article on the beads for fog lines.

Debbie thanks James for his input again on road expertise.

Meeting adjourned: 8:15