

Mary's River Estates Road District Meeting
Date: August 14, 2025 Zoom meeting hosted Joe

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: Joe Chambers (President), Sandy Chapman (Secretary), (Debbie Jackson (Treasurer), Community members: Rick Veronen, Robyn Lillehei, James Rouch, Yvette Spitz.

Call to order: 7:05 PM by Joe

Additions/Deletions to agenda: conversation with fire dept on the pumphouse, pile of brush that the railroad left near the trestle, reimbursement for management staff training meeting for Sandy

Review of minutes/approval: July 10, 2025 Monthly Meeting changes to the minutes correcting the place where the sign was seen by Kevin and Janet from California to Redmond Oregon. **Debbie makes a motion to accept the June 12 Monthly Meeting minutes with that change. Sandy seconds the motion. Joe: All in favor? Joe, Debbie and Sandy agree, minutes approved.**

Financial Report and Mail:

Mail: Debbie received the paper copy of K&D billing that we already approved last month.

Financials: Revised the last 07/01/2024 to 06/30/2025YTD includes the last payment to K&D. No final billing received yet for Daisy drive slope or pavement repair. **Debbie makes a motion to accept the revised June 30 2025 financial statement. Sandy seconds the motion. Joe: All in favor? Joe, Debbie and Sandy agree, revised financials approved.** Debbie screenshares the new financial record for FY25-26: Financials for Income and Expense by Category YTD 07/01/2025 – 08/08/2025 and Transaction report 07/01/2025 - 08/08/2025. Interest and tax payments received. Zoom and CPI paid. See detailed information on YTD and Transaction report. **Debbie makes a motion to accept the 07/01/2025 to 08/08/2025 financial statements. Sandy seconds the motion. Joe: All in favor? Joe, Debbie and Sandy agree, financials approved.**

Review of Action items:

Review sample ethics policy for approval: Debbie did not draft it up yet into a MRERD policy. She wanted to restate that she did not believe there was anything in the policy that would make it burdensome for MRERD to adopt the sample policy. Individual Commissioners would say that they would follow the ethics policy. Debbie will draft it up for next months meeting. Discussion by Commissioners on the aspects of the details in the document. We will discuss more at next meeting. Community members wanted to see the sample policy to review it themselves. This policy is from the Oregon Ethics board given to us through SDAO for a reduction in insurance if we approve the policy for MRERD. Suggestion that we put into the policy that when we have contracting, that people involved in that do not gain financially in the contracting process or get discounts. Suggestion that the service would be allowed for all in the community. Posting of the service should be done so all can benefit if wanting to. **Action Item: Debbie to forward the sample policy to those that are at this meeting.**

Daisy Drive Project review: 1) There is a concern of Sandy about how it looks on the downhill side of the slope project and what the property owners have to look at. Is it a wall of rock and wire. 2) Crack in joint of new and old asphalt. Sandy: Both projects are done. There is a crack at the whole joining of the old and new asphalt at the end of Daisy Drive before the gravel turnaround. She has emailed Dan at K&D within the last week and he has not responded yet. It looks that the problem would be fixed with some crack seal. Joe asks a question on how a road is to be joined together in a repaired with chip seal versus pavement repair. James says that new to old pavement repair is usually done with a face cut, straight line. Tack oil maybe applied and sand added to fill in the joined area first

and then come back later and do the crack seal along the joint. Pavement is not usually overlapped as this causes the flap to come off. Sandy continues with her concern of what the property owner at the slope repair now has to look at is a rock and metal caged wall where before it was a grassy slope. The cages are not solidly filled. There are some voids and one of the cages has a large bulge in in like it has collapsed. You can bend the metal by hand, but despite that it is supposed to last 50 to 75 years. Sandy is wanting to put some type of bush in front of the baskets for esthetic reason for the property owner. Also, past the gabion baskets the pavement is sticking out over the slope of the bank hill. She is asking James to look at this specifically when he is doing the shoulder work to fix this area to stop anymore erosion of the bank. Possibly putting some small boulders at the bottom to stop the gravel needing to be put on the slope. **Action Item: James will contact Sandy when he is able to take a look at the area.**

Discussion on the placement of any esthetic responsibility of the road district: Of note, Sandy has not spoken with the property owner about the way the wall looks. Joe: if the road is repaired correctly and the owner does not want to look at it, then they are responsible for what ever they want to hide it with. The road district made the repair because it needed to be done and it was affecting their property, but that does not mean we need to hide it because they do not want to look at it. Debbie says dirt will fill in and things will start to grow. Robyn asks if we know where the easement ends (ROW for the RD)? unknown at this time, but the roadway is platted sixty foot wide and the pavement is probably eighteen feet wide. Another problem is the same issue "what/where is my property". If they put landscaping in the easement and then it is later reclaimed, they have to be aware that their landscaping may disappear. Debbie asks a clarifying question on which of the Daisy projects the change order that was done for? It was done for the pavement repair.

Fog Striping review: Sandy: basically, part of it was done. There was a sweeper that was hired by the striping co. that did not do a good job at sweeping. They did not get to the edge of the road. they may have even swept over already painted fog lines as it looks like patches were taken out of the paint. Documentation and pictures were sent to the company. There were piles of the glass beads everywhere. The machine was malfunctioning. Another day is to be scheduled. Question: Is the same contractor that we have used in the past. "Yes".

In-depth look into other ditches needing repair: Sandy: she was going to go out and look at all the ditches and culverts to see what needed to be done with them and was unable to do so this past month.

Update from Joe with Brian Whipple about turn-around project: Joe: he has not met with Brian yet about the turn-around for Tansy. Rick suggests there are two separate things up on Tansy that we are looking at. One is the turn-around for emergency and trash vehicles and the other a separate emergency outlet. **Action Item: Rick will contact Brian and proceed with the discussion on the turn-around.**

Tree trimming assessment: Sandy: no one has done anything on this for a while. Sandy was noticing some trees overhanging on Tansy and other places where limbs are growing close to and over the road. Iris and Columbine corner needs to be cleared out some more because it is getting to be a blind corner again. Do we just want to have our arborist come out and do the cutting or do we want a more specific agenda? And mark the places. There was \$2,500.00 budgeted for tree removal. Looking back at the proposals given, a daily cost was for \$3,000.00. If this is under budgeted, we can adjust that. **Action item: Sandy will flag trees needed for trimming and ask for approval at next meeting.**

Cleaning out of culvert openings: find contractor: Sandy: Nothing was done yet. We need to find a landscaper to clean out the culverts if possible. Sandy was to start looking at the ditches and culverts and start a new log book to tract conditions and repairs needed for them.

Rick was going to work on a proposal for the grading and gravel and ditch repair on Iris with James: This is still to be done. Rick and James will get together to work this up. Sandy asks a question on doing the ditches on Iris was just on the gravel part or the whole of Iris? There is need of shoulder work at the top uphill side of Iris against the rock embankment.

Conversation with Philomath Fire Dept. on the pumphouse: Sandy saw the department doing some drills and went to talk with them about the pumphouse. They were getting water out of the river and not using the access through the pump house. She spoke with Dan Eddy about that fact that they were not using the pump house and he said they had been looking into getting a bigger portable pump and possibly using the access in the pump house again. I told him we thought that was the expectation to still use the pump house and maintain the access of the water through the pump house when did they did take the big pump out (and went to portable pumps). So, at this point there is communication started in regards to getting this going.

Pile of brush that the railroad left near the trestle: Sandy: several weeks ago, she noticed cutting of the trees under the trestle by someone. Yesterday she saw that the brush was dead and piled up along the river and along the pump hose there is a pile of large limbs. All this is a fire hazard and needs it be removed. She called CPI and the Railroad and the neighbor saw that it was the railroad that did the cutting. **Action Item: Sandy to continue to contact the railroad to get this all removed.** It was brought up that this may be a difficult endeavor as the Railroad has a lot of clout over what goes on in their area of ROW. Suggestion that the fire dept be called for help in getting this cleared out.

Reimbursement for management staff training meeting for Sandy: Sandy signed up for day long Board of Directors training meeting for Special Districts. in September and has already paid for it and wants reimbursement of \$85.00. **Debbie makes a motion to reimburse Sandy for the cost of \$85.00. Joe seconds the motion. Joe: all in favor? Joe and Debbie agree, Sandy is told she can not vote. Reimbursement passed. We will look at the SDAO website to see if this qualifies for more insurance discount.**

Sandy to start looking at the ditches and culverts and start a new log book to track conditions and repairs needed for them.

New business: none

Open Forum: none

Meeting adjourned: 8:25 PM