

Mary's River Estates Road District Meeting

Date: February 12, 2026 via ZOOM meeting

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: Rick Veronen (President), Sandy Chapman (Secretary), (Debbie Jackson (Treasurer), Community members: James Roush, Janet Cornelius, Justin McLeod, Robyn Lillehei

Call to order: 7:02 by Sandy

Additions/Deletions to agenda: email from Adam Schultz on road conditions

Review of minutes/approval: January 8, 2026 Debbie noted a few typos which were corrected. Debbie makes motion to accept the minutes as corrected. Rick seconds the motion. Rick: Call for the vote? Rick, Debbie and Sandy agree, minutes passed.

Review of Action items:

Property line adjustment to create additional lot on Iris Circle:

(Worksheet developed and filled in)

For the benefit of some in the meeting Rick asks to go to the item of "approach and lot line adjustment on Iris Circle". Rick made up a worksheet, with input from Benton Co. Engineer Gordon



2026-02-12

Kurtz, ^{Approach worksheet} for assessing needs of the RD when property owners have changes to their property approaches or other conditions needing to be looked at. The Commissioners have reviewed the worksheet, as well as resident Janet Cornelius who owns the property requesting lot line adjustment in need of approval by Benton County. The only concern the RD has, is the need for development of a new culvert placement in the approach to the driveway that was put in when some logging was done. Discussion concerning the legality of the document and the acreage amount stated should be 13.65, not 12. Also, the RD defers to Bernie with Benton Co. on the specs for the culvert/ditch repair. Rick makes a motion to accept the provisions that the culvert drainage will be taken care of by Benton Co. Sandy seconds the motion. Rick: all in favor? All Commissioners Rick, Debbie and Sandy agree. Rick says we do not have any other issues in regards to road conditions. **Action Item: Rick will send our consent/approval for the lot line adjustment with the caveat for a new culvert placement on the driveway approach for the property at 34309 Iris Circle, to Benton Co.**

Ice Alert signs for MRE Corner: Rick looked up prices for "ice alert" signs comparable to what we have. They are about \$300.00, plus labor. There are a few people concerned with the icy conditions of the road by Przybyla's. Ricks request that we "table" the issue for now. He says he does not notice the ones we have now and feels they do not serve a great purpose. Debbie does use them before she drives down MRE Rd. hill. Rick wants to do more research and suggest flashing yellow lights or whatever is legal to make sure peoples' attention is gotten for the icy conditions. Other discussion: Yes, they use the ice alert signs when it is needed. But as one person noted on email, the signs only measure AIR temperature. The road takes forever to get above freezing temperatures when there is no sun at all on the roads. Being 40 degrees daytime air temp. does not unfreeze at ground level when it is below freezing at night. Thus, we get icy, freezing, frosty conditions that can build up for days at the "Przybyla corner". Has the issue been brought up to fix the problem? It seems that most of the moisture that is there comes from running off of Cascara Lane as this has been seen. Maybe a berm on Cascara would help? Other reasons: the road there does not get ANY sun and frozen fog build up is another problem. **Action item: review other means for alerting of icy roads. Continue to monitor the road conditions at that corner from both directions and how much water does come off Cascara. All Commissioners agreeable to table this for now.**

Web Site renewal or developing a new site (Debbie and Justin McLeod): Debbie gives explanation of what happened with the previous WIX hosted website: WIX hosted for the past 6 years. Without any notice or invoice from Wix of an increase and one month before the subscription ended, they tried twice in two days to debit \$840.00 (\$300.00 more than the previous 2-year invoice). Debbie was in the middle of getting a new debit card from our bank. The amount of money in the bank was less than the Wix debit request and both attempts bounced. Debbie called TR Gregg (who manages the website). TR called WIX and finally got a person. Wix said to go ahead and pay, but if we did not continue with the subscription, we would not get the money back. Debbie went to the Bank and said not to pay this debit and put a note in the files. The bank was sending fraud alert messages and Debbie was not going to respond or her debit card would get canceled by the Bank. There were new domain hosting issues and web site hosting issues to figure out. TR got WIX to release our domain name and Debbie used the MRERD debit card and signed up to a new domain hosting site called Hostinger for \$13.00 annual fee to keep our domain name of MarysRiverEstates.org. Debbie looked at costs for new website hosting and found them at about \$100.00/year. TR found a 4-year plan for \$95.00. In the expedition of time, Debbie made a unilateral decision to go ahead and create an account for building the new website. She again used her MRERD debit card. TR said he had time and would get the website up and running. Justin (MREPOA President) and Debbie talked about the site. Wix was charging MRERD for government premium package. Debbie continues saying that the new site can be customize using Word Press program. Rick says we now need to do some housekeeping to make it appropriate for public entity. He asks who are the administrators and wants Justin added on as an administrator. Answer: Debbie and TR are the administrators right now. Since Debbie made the account, TR had to sign in as Debbie and she would have to send him codes to get on the site. Debbie is on as a secondary for reasons of signing into the site. She says we need to explored the controls to figure out what or who can be added on as additional administrators and other levels. Discussion on who else should be added: Justin needs to be on as the President of the POA. The POA needs their billing site back on the website for dues to be paid. Debbie says she was under the impression that the link did not work. Answer: No, the billing through WIX has been working for years. Rick asks Debbie to speak with TR to get Justin on as admin. Justin will work on POA site and could be a back-up for MRERD site if needed. Debbie asks: What other functions does the POA need the website for? Robyn first wants to know who owns the domain name? Debbie says it is owned by MRERD "our government". We pay for it directly with RD funds. Robyn: Does Hostinger give the RD notices? Debbie: I can log onto the Hostinger website and see that our account has four years on it. Debbie printed off an invoice for the RD records. Justin: he is posting a link for a site that tells you who owns a site. He verified that Hostinger host our domain site under Debbie's MRERD account. Robyn: she has gone onto the new site and looked at it. In general, the POA has found it difficult to access the previous (WIX) website. Normally the POA would want to put up meeting announcements, current officers, meeting minutes. They used to be posted through Google Drive. The POA dues was paid through a link (to Pay Pal) on the (old WIX) website. Justin needs access, the POA needs their own portal to input their information onto the new site. Robyn also has concern that the g-mail account (that people use to ask questions) goes to TR. That is fine for administrative questions, but does the RD want questions for them to go to TR and he passes them on to the RD? This was what was happening on the previous (WIX) website, unless people directly emailed the RD Commissioners or POA board members. Since the RD is paying for it, the inquiries should go to the RD. Robyn is glad that TR has corrected the directions for joining the Google Groups email account on the new website. Sandy: she has in the past, gone on the website and clicked up on a link and she saw all these names that people are requesting to get onto the website. Her question is who was taking care of these requests? And finding out today that TR has been the gatekeeper. Just because he has made the website, he should not be the only one that is determining who gets to be admitted to our website. Debbie and others agree. Sandy says

there needs to be some changes as far as who can let people on the website. Robyn and others say now the new website is open to the public and you do not need to get "admitted" to the website. Rick: People now can access the site and look for records themselves. This is achieving the MRERD goal of open access to the public. Debbie says the site needs to be cleaned up and reorganized differently. Rick asks who needs to be putting up "road blocks" and the divisions in the site? Only one person from the RD and one from the POA should be doing that. But also, they need to be available to crossover to the other side as well, if there is need. Still the question of how does Justin get on as Admin for the POA? Sandy is getting together with TR on Monday to learn how to use the new website. She is under the impression that we still will use Google Drive to enter information into the new website. Debbie suggests that Justin get together with TR to learn the website. Justin says he does not need any instruction from TR. He is already knowledgeable on how Word Press functions. The things Justin needs to talk to TR about are: How do we split off the RD and the POA and more technical things such as using a contact form instead of having your email on the website for everyone to "scrape off". **Action Item: Justin needs to be added to the new website as an administrator. Action Item: MRERD authorizes Justin to contact TR to get onto the new website.**

Rick report with James (Roush Family Construction) about Iris Circle Ditch and Grading: James will be starting the work on Iris Circle on Feb. 23. **Action item: Sandy to notify this information to the community with email and notice at the mail boxes.**

Culvert replacement on Columbine near Queen Anne: Rick: says that this does not need to be immediately repaired. But before we start lining up chip seal projects, we need to have surface work done. Including the spring area that is continually cracking the pavement on Columbine (in the multimodal area). Rick previously noted he has visually checked the culvert again on 1-18. No notable change. RV to develop SOW for job unless someone else wants it. Must include road closed signage or steel plates)

Turnaround project on Tansy: Sandy does not have any updates on this project. **Action Item: Sandy will contact Barb Hartz again before the next meeting and ask about the property being sold or if MRERD can go ahead and develop the turn-around for trash and emergency vehicles.**

Emergency Exit from Tansy to Garret Lane: Sandy has an address for the Moser family to contact them. There are several properties that are in Trust for the whole Moser clan. These properties surround the MRE properties. **Action Item: Sandy will send a letter to the Moser's broaching the subject of having an emergency exit opened.** Robyn says that Janet Cornelius tried to do that a few years ago and suggests talking with her about it and also to approach the PFD Chief to get them on board. History is that the Moser's do not want anyone using Garrett Lane which is a private road. There had been disputes on property lines with Ron Hartz, the (now deceased) adjoining property owner.

Financial Report and Mail: Mail: debit card received for Rick from Citizens Bank. Clarification on the keys Rick received: he has a postal box key, a safety deposit box key and a pad lock key. Bills: State of Oregon Government Ethics Commission bill for \$560.00. Amount calculated on how many municipal governments there are and the approved budget for the ethics commission. So, since their budget is bigger, we are charged more for our share. Bill: SDIA came for \$2,498.00 which is a 3% increase.

Debbie screenshares the financials for YTD 07/01/2025 to 02/08/2026 and transactions for 01/07/2026 to 02/08/2026. See detailed information on YTD and Transaction reports. Safe deposit box paid. Benton Co. tax payments were received. New website and domain bills paid. BCPW paid for sign reinstallation. **Debbie makes a motion that these be accepted as written. Rick Seconds and calls for the vote: All Commissioners Rick, Sandy and Debbie approve the financials.**

Culvert Log Book: Sandy is still working on the culvert log book.

Shoulder and ditch repairs on other roads in MRERD continued: Sandy continuing to transcribe the information.

Input from Community for Projects: Justin has concerns on the amount of trash being picked up on the MRE Rd. which turns out to be mostly empty alcohol containers. His concern is are people drinking and driving? And what can be done about it if anything. Rick asks: Should something be done on Google Groups to ask for information on people loitering and possibly get license numbers? This has been done previously without much response, but it is a good place to start again. Are they from inside or outside of the community? And it looks like they are throwing them out the window as they are driving. One member said they had less trash on their property when it was posted on Google Groups about the amount found.

Justin would like to have the tax rate considered if we are not spending it each year maybe it could be lowered. Debbie responded with the point that we have the summer work cycle where we spend money, before we get our taxes. We could borrow if we need money for a project. But it takes us two years to raise the money for projects. It is a challenge in what we need to do and see we have ten years (usage) on all the chip sealed roads. There is always something to do. Rick says we will try to put together the work that we can do. And anticipate what we need to get done. So, what we have right now in the bank needs to carry us through until November 2026. Our next budget year is 07/01/2026-06/31/2027.

email from Adam Schultz on road conditions:

“Rick et al,

It was my understanding that Daisy Drive has been overdue for chip sealing for some time now; and if you walk Daisy, you’ll see the significant deterioration of the road surface. It’s certainly in the worst shape of the nearly 15 years I’ve been driving it. The surface area of substrate available to moss overgrowth in the winter has been increasing as the erosion continues. This is particularly evident in the wet season where the surface becomes slick with moss and biofilms over long stretches of the road.

Adam”

Rick gives history on chip seal projects: The County used to do it and then quit. We had an unfortunate problem with a contractor that did not do a good job on the hill. Rick has been looking for new chip seal contractors and the closest one he found is in Washington. He says we can get a fog seal, but he does not think we want that. It is in the works, but we do not have anything yet to give a date to get it done. Suggestion to get a few road districts together and maybe be able to afford a big contractor to come in and do it. Rick says we do not have enough volume ourselves to get someone in here to do it. Debbie responds to Adams comment that the Daisy is overdue. On our Budget documents we retain the history on when road work has been done. An overlay was done on the backside of MRE Rd down to Daisy in 2012. Then was chip sealed in 2015. This was done by BCPW and the last time they did anything for us. So, it is not any older than other chips sealed roads. Some other roads were done in 2016. Rick says Adam is right, we try target for 8 years (to chip seal), but we have to get our hands on a contractor. Debbie adds we need to know the cost for it also. Sandy says that yes, the Daisy is flaking off, but it is still a good solid road. As far as the moss, yes there is moss, but all the other roads have moss growing on them also. Everything needs to be done. She thinks there is enough volume with our four and a half miles of roads, but we do not have the money to do it all at once. James adds that if we do find a chip seal contractor that the cost will be well over the old \$30,000.00 a mile that the county used to charge 10 years ago. He says chip seal used to be a big thing, but people are getting away from it now. In Deschutes Co. their county is still doing the chip seal and James does not know anyone that does it. Rick says unfortunately we are not going to be able to have enough money to do it in the next six months to a year. But it is actively being worked on.

New business:

Planning for Budget for Fiscal Year 26-27 Open Budget Informational Sessions, or Formal

Budget Committee: Debbie: We usually do a March April May. Rick asks if we should have a formal committee or just move forward? Debbie has no particular feeling one way or another. We get limited input from the RD people where we would get something from the people being put on the budget committee. Rick: if we do not have a formal committee, people can still attend the meetings and give us input. Debbie: We still have to have them be public meetings. Sandy: it could go either way. With just the three Commissioners it comes down to us deciding anyway. With only the Commissioners there may be less favoritism for people being on the committee to get something they may want to get done and does away with bias. Rick as a matter of expediency we can still get it done.

Debbie: We still need the separate meetings (for the budget) whether we have a committee or not. Rick; and we can go ahead without a formal committee and get started and still have people at the meetings that want to attend. Conclusion: We will schedule a couple of budget meetings outside the regular meeting times. Budget Meeting scheduled for March 16 at 6:30.

Open Forum: None

Meeting Adjourned: 9:00 PM