

Mary's River Estates Road District Meeting

Date: March 12, 2026 via ZOOM

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, Robyn Lillehei, TR Gregg

Call to order: 7:02 by Rick

Additions/Deletions to agenda: None

Review of minutes/approval: February 12, 2026 Debbie and Rick noted a date change and addition of the community members to the minutes, which were corrected. [Debbie makes motion to accept the minutes as corrected.](#) [Sandy seconds the motion.](#) [Rick: Call for the vote?](#) [Rick, Debbie and Sandy agree, minutes passed.](#)

Financial Report and Mail: Mail: Debit card received in PO box. Email reminder to pay deicer bill. Debbie screenshares the financials for YTD 07/01/2025 to 03/08/2026 and transactions for 02/08/2026 to 0/08/2026. Insurance was paid as well as CPI. See detailed information on YTD and Transaction reports. Debbie was keeping balance low in Citizens Bank because WIX was trying again to debit after being told we canceled. She turned in her debit card as stolen and was reissued a new one to lock out Wix. CPI was sent a check for March and then Debbie restarted the CPI draw on the debit card. [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.](#) Debbie to pay deicer bill and write check out for preapproved work on Iris by Roush Family Construction for ditch excavation and grading and graveling. Total for that is \$9,800. Money transferred to Citizens. Robyn congratulates James on the great work done on the road. The ditches were flowing well and nothing was running down the road. Sandy asks if any rock was put on and 12 loads were added. James explained that in the process of vibrating the rock in, the fines come to the top and form a "cream" like in cement work. As more rain comes it will clear that away and rock will come out. Sandy to co-sign and take check to James.

Review of Action items:

Culvert Log Book: Pictures are being added to the document. Things slowed down when pictures on her computer were inadvertently removed.

Shoulder and ditch repairs on other roads in MRERD continued: [Action Item: Sandy to send information to Rick on what she has found needs to be repaired.](#)

Turnaround project on Tansy: Sandy called Barb Hatz last week and she was sick. A call in another week will be done. During the conversation she was selling some property, but she was open to us proceeding and developing the turn around. James informs us that at least two lots are being sold. Investigation on where the lots are being sold and how or where the turnaround can be done is still up in the air. [Action Item: call Barb Hartz again about the turnaround project.](#)

Emergency exit from Tansy to Garret Lane: Sandy forgot to write letter to Moser family. [Action Item: Sandy to send letter asking about cooperation for an emergency exit.](#)

Culvert replacement on Columbine near Queen Anne: Rick: This will be discussed during the budget meeting.

Property line adjustment to create additional lot on Iris Circle: Rick: Acceptance of action sent to County. Closed.

Ice Alert signs for MRE corner: Rick: Tabled at last meeting.

Web Site renewal or developing a new site: Rick this may be resolved, but let us hear from TR and Debbie. Debbie: Sandy and Debbie went to TR's home after last meeting and he instructed us in access to the website. Debbie has ideas on what needs to be put into the new website and suggests 5-years of minutes and financial documents. We have the older documents (in Google Drive). If people want more, they can contact us (the Commissioners) and request them. We need to identify what we want in the new site and let TR know so that they can be added. Debbie went on Google Drive will not transfer the information to the new website automatically. We have to input into both Google Drive as a storage and into the website. Robyn adds that the State of Oregon requests in the event of an average inquiry, that we have a six-year review entered onto the website. All minutes are considered permanently accessible documents under any inquiry of record retention. Sandy says there is a lot of information that needs to be readded to the website and it will take some time to do it. Debbie asks if we need to put contractors billing on the website. We can put the names of our contractors, as Benton County does, but if you want to see PDF's that has to be requested through freedom of information act. Rick asks if they would be saved on the Google Drive. Debbie: Answer: they already are, but we would not link them up so that anyone could look at the contracts. Sandys says she was wanting things more in "order". (the documents now are not in chronologically order) Robyn asks: what is the need for additional contracting information if the contracting information is already in the minutes and those minutes are on the backup drive as required in the safe deposit box. Sandy asks Debbie if she is putting the minutes on the back up drive? and Debbie answers no. Sandy; they are on her computer and on Google Drive. Robyn says the minutes need to be backed up on drive that goes to the safe deposit box (per State of Oregon). Rick intervenes and asks that the records retention is discussed at the next meeting as it is getting beyond the scope of the new website. **Action item: Bring the retention discussion up at the next meeting. Where do we want to keep it? on Google Drive? How often do we transfer it to the portable hard drive that is kept in the Presidents Boxes. We can lay out a plan and document the plan for what needs to be done.**

We need to get back to "where are we on the website?" TR proceeds with what has happened up until now with the website. The previous website (on Wix) was functioning adequately, but the price change was excessive. We researched ways to bring the costs down to achieve the same objective of the website. We went with a company that would distribute the web site information out to the web. Between Debbie and TR, a contract was negotiated for a \$95/per four-year contract. The website had to be rebuilt from the ground up. TR used Word Press technology. It is a public domain in its basic form. TR donated his time (approx. 30 hours) and took it upon himself to build the web site to keep the cost at \$95. The same look was used. The forum portion was discontinued as Google Groups email is being used. Sandy and Debbie are discussing the comprehensive way the data can be displayed on the individual pages. What we see now is a baseline service that they charge nothing for. So, we were able to make it work very closely to what it was before with no further costs. If more is wanted TR expects we can have more, but with additional cost. Additional pull downs were added. TR can add more or taken them away. Or train someone else to do it. But the final cost from over \$800 down to \$95 is a service to the RD. It needs to be decided, just to keep it simple for whoever is going to continue to develop the web site, what we want showing to the rest of the world. TR can get together with POA president Justin McLeod to get him on board the website.

Budget Meeting 1 for Fiscal Year 2026/2027: Scheduled for Monday March 16, 2026 at 6:30. Rick has not received any recent additions. Rick will put together some working points to present to the community and why we are doing what we do. Debbie to get the spread sheet organized for the budget meeting.

Dust Treatment. Rick: Cost for Lignin \$1.86 per lineal foot for 12' width through Benton Co. Question asked if we want to do it or not? We need to get our request into the County by May. Debbie questions that Benton County is doing dust treatment again for the Road districts? Rick says no, but they do it for residents. And he thinks we can tag along as if we are residents and sign up for

our area. The County has a contractor that they use. He says if you go to the roads that the County maintains, the residents are asked if they want dust abatement in front of their houses and the resident pays for it. So, we can fill out the forms as if we are a resident and get as many thousands of feet as we want to do. Sandy says we were using Nutrient Ag. before when the County stopped doing it. We can check with them again. Rick wants to get some binder on the new work that was done on Iris. Sandy has concerns that lignin washes away with the rain. Rick says anything washes away. Robin adds that in the past when grading and re-rocking was done that dust abatement was put down as a binder. Rick says we should have everything in place by the April meeting to be able to get it on as soon as possible in the summer, whether through the County or others. James is asked his opinion between lignin and mag chloride. As far as resistance to weather he motions it is a toss-up. In his opinion, mag chloride is cleaner. Lignin is greasy grimy, nasty where the mag chloride is clear and sinks in and you do not see it. Lignin, mag chloride is essentially salt water. Each have their pros and cons, both bind and both are dust control. Sandy adds the road in front of Evans gets very dusty. It gets a lot more traffic now (with houses up on Tansy). Conclusion: Commissioners agree we are leaning toward putting something down. Debbie asks the logistics if ask the County to do it by addresses or how? **Action Item: Sandy to check with Nutrient Ag. Rick to check back with the County and we will finalize everything at the April meeting.**

Mowing: Rick asks Sandy about the mowing. Sandy: We can call up the person that has done it the past 2 years. **Action Item: Sandy to contact Keaton with Northwest Tractor Services for mowing services again this season and ask for a proposal.**

Tree work: Establish scope of work and schedule: Rick: received an email about a leaning tree on Columbine near the MRE/Daisy junction coming from the Vanlaere property. Sandy says she thinks there is enough work for a crew to come out if we include that tree and the two trees at Justins house that are coming into the road along with trimming back firs and branches along Daisy. Up on Tansy there are several oak trees that need to be cut back also. She thinks maybe a one-day job for what she is thinking needs to be done. Rick is not concerned if they can't get here before the leaves come on. Bigs Tree Service previously gave MRERD a \$3,600.00/day cost with chipper and boom. **Rick asks if we should make a motion to put together the tree work a with a NTE \$4,000.00 cost. Debbie makes that motion. Sandy seconds. Rick: All in favor? All Commissioners Rick, Debbie and Sandy agree. Action Item: Sandy to contact Bigs Trees Service and ask for a proposal for tree work this season.**

Open Forum: None

8:00 Meeting adjourned: Rick moves to adjourn. Debbie seconds. Rick: all in favor? All Commissioners Rick, Debbie and Sandy agree.