

Mary's River Estates Road District Meeting

Date: April 09, 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: Robyn Lillehei, TR Gregg

Call to order: 7:01 by Rick

Additions/Deletions to agenda: 1) Risk management meeting Rick went to, 2) Turnaround configuration discussion, 3) Confusing agenda items; nothing is deleted after discussion, 4) Queen Anne (QA) discuss what was said at last meeting by Rick about what he thinks should happen to QA. Rick: I thought that would be done at the budget meeting as we were asked to considerate it (by TR in an email sent to the Commissioners asking to discuss QA and what needs to be done with future planning and remediation).

TR: I feel it is a conversation for both this meeting and the budget meeting. I cannot be at budget meeting.

Debbie: We will do it now then.

TR: There are two situations, an immediate scenario and future planning needs.

Rick: Debbie did you have a chance to look at the expenditures?

Debbie: No, but I can.

Rick: TR, you said we have been kind of ignoring or not doing anything with QA in your email.

TR: Why don't you read the letter into the meeting if we do not mind, please that way..

Rick: (interrupts TR) TR if you want to run the meeting, why don't you volunteer to become a Commissioner?

Debbie: Rick!

Sandy: Ya Rick, there is no need to get upset..

Rick: Well, he is taking over the meeting.

Sandy: No, he is not.

Rick: Ok, ok.

Debbie: We are still talking about agenda items.

Rick: TR you would like to have us read the letter or do you want to read the letter?

TR: I do not have the letter in front of me

Debbie: I can read the letter, but let's put it on the agenda and get to it when we get to it.

Sandy: Yes, if there are no more additions let's try and get back to beginning and do the minutes (approval).

Review of minutes/approval: March 12, 2026 Debbie and Rick responded with typo changes and they were corrected. [Debbie makes motion to accept the March 12th minutes as corrected. Sandy seconds the motion. Rick: All in favor? Rick, Debbie and Sandy agree, minutes passed.](#)

Financial Report and Mail: Mail: Local Government Law Group sent an updated hourly wage information sheet. Debbie changed the old president information with them. She will put the notice in the expenditure file.

Debbie screenshares the financials for YTD 07/01/2025 to 04/06/2026 and transactions for 03/08/2026 to 04/06/2026. More taxes and interest were received. The deicer bill was paid as well as CPI debited. See detailed information on YTD and Transaction reports. Iris grading/graveling and ditch repair was paid. No questions asked. [Debbie makes a motion that these be accepted as](#)

displayed with correction on the date. Sandy seconds. Rick: All in favor? All Commissioners Rick, Sandy and Debbie approve the financials.

Review of Action items:

Culvert Log Book: Sandy has not done any more work on log book since last meeting.

Shoulder and ditch repairs on other roads in MRERD: Nothing more done on this either.

Calling Barb Hartz on turnaround: Sandy called Barb again and she was at a family affair and was unable to talk. She did reiterate that she is okay with it. And added that Bryan Whipple was the person that is buying the properties and we would have to contact him. Sandy does not know if it is one or two properties. In the past, Rick has spoken with Bryan, but at that time was not sure if he was going to follow through with a purchase. **Action item: Contact Bryan Whipple again to see if he is going to buy it and then we do not have to deal with Barb.** Rick again adds that the trash cans cannot keep piling up at the entrance to Tansy.

Dust Treatment: Sandy called Nutrien Ag and they said they cannot give us any pricing or even get us on any list until the end of May or the beginning of June. We need to go with Benton Co. if we are going to do this. Debbie will have to make arrangements with the County on how to pay them. Robyn offers to fill out the forms and make a map for the County. **Action Item: Robyn to fill out application for dust control form and map and send to Debbie. Debbie to write a check for the County.** Width determination of twelve foot is agreed upon by Commissioners. Rick has calculated the cost of Lignin \$1.86 per lineal foot for 12' width. Cost for unpaved Columbine and Iris Circle is estimated at \$7700. **Rick makes a motion to approve not to exceed \$8,500.00. Debbie adds the expenditure will not exceed \$8,500.00, that Robyn will do the map and application form and she will write the check to send with. Sandy seconds the motion. Rick: All in favor? All Commissioners Rick, Sandy and Debbie agree.**

Tree Trimming/ Removal: Sandy has contacted Big's Tree Service and drove around with Luke. He suggested additions to be done such as cutting back a large portion of a partially dead oak and dead limbs over-hanging on Iris. Luke said that the amount of work he saw to be done would be more than our \$4,000.00 amount we approved at last meeting. He thought that what it would take more than one day to do all of the work. Rick: We will wait for a proposal then.

Mowing: After sending two emails and a text to Keaton with NW Tractors Services, Sandy was able to get a response and Keaton said that he would be glad to mow for us again and at the same rate. Sandys concern is that with the cost of diesel that would not be able to be done at the same cost. Keaton will send us a proposal when he is able to have some free time to do so. **Rick makes a motion to NTE cost of \$2,200.00.** Sandy adds that we have a 10% limit above that if we need to without redoing a proposal. Debbie agrees with that. **Sandy seconds the motion. Rick: all in favor? All Commissioners Rick, Sandy and Debbie agree.**

Emergency exit from Tansy to Garret Lane: not addressed

Culvert replacement on Columbine near Queen Anne/ Alligator Cracking on Columbine in Multimodal Area: Rick did some research on french-drains for the water that is seeping up through the road surface from a spring. He says doing the work at the same time keeps from doubling up on

cost. Rick to meet with contractor and develop a scope of work for these areas. Sandy asks if it is something James can do? He is someone we can trust to do the job right. Rick yes, he can do everything except the asphalt overlay. We talked about it being open for traffic to compact the gravel until we are ready to have the asphalt put down. Sandy has concerns that the gravel does not have to be open for compaction. The compaction should be done as part of the scope of work and the asphalt can be laid down. If left open, the traffic could erode away the gravel and cause ruts. It should be paved as soon as possible after the work is done by a paver company. **Action item: Rick to get with James and discuss scope of work for culvert and Columbine alligator crack repair.**

Retention of records and transferring them to the hard drive: Debbie: We were talking about making backups (at the last meeting) for our records. Sandy has backups of the minutes on her computer. Debbie has backups of the financials and the historical files on jump drives, but not Sandy's minutes. Debbie has previously purchased two jump drives. She feels it is better to get an external hard drive. Robyn says there was already a hard drive supposed to be in the safe deposit box. Debbie says no hard drive is there, only the alternating jump drives. There may be minutes going back into the 2000's on the jump drive because there is a lot of stuff on them like "Robyn's hard disk", but nothing labeled by minutes. **Action item: Robyn to check the "president boxes" to see if a hard drive is present. Rick makes a motion to authorize Debbie to spend up to \$100.00 to buy a hard drive. Sandy seconds. Rick: All in favor? All Commissioners Rick, Sandy and Debbie agree.**

Queen Anne:

Rick: Do we have the letter in front of us somewhere?

Debbie: I will get it quickly here.

Rick: I thought we were just going to put it into the minutes.

Debbie reads into the minutes the email sent by TR concerning Queen Anne which follows:



2026-04-08 TR
Gregg Queen Anne

Sandy: I have been on QA enough and to me the chip seal has kept up pretty well in most all places except where the spring is and the pothole. To let it degrade and go back to gravel without any maintenance I do not think it is not something I would want to see. We do have to consider what is the next step. Most everything is doing well. Except for the spring area and....

Rick: (interrupts Sandy) I disagree Sandy. It is not doing well. There is some loose asphalt where it is bubbling up along the entire length. We walk it every day. I would say that you would be hard pressed to go more than thirty or forty feet without encountering one area or another that has asphalt that is loose and basically flaking off down to the dirt. It's not like it is a local and we patch one area and another and lay another batch of chip seal down. The road bed was never prepped for chip seal. It never happened. We sent the Commissioners pictures, photographs the one that he (TR) is talking about. It is not a spring, by the way, it is a swamp. Basically, you have low water. If you look at TR's front yard, he's got a low area, marshy until probably June or July. That's the way QA is. We never added enough rock to get it above that water level. And that needs to be done. So, I am saying, yes, it's not like we let it go to gravel and forget about it. We let it go to gravel so that we can build the road so that it can be maintained properly. We do not have a surface that we can work with right now. It would be like trying to fix Tansy without getting to the root cause.

Sandy: I have to disagree with some of the things Rick is saying, but....

Rick: (interrupts Sandy) I suggested in my email that we walk the road. I'd like to walk the road with TR. We can look at those areas. If he disputes that it is not coming apart, he can dispute it, but do you want me to take pictures? What does it take to convince people? We told them before, because they have been three different applications of treatments. One did not have chip seal. It was some

type of petroleum surface that went on it. That happened in 2020. Within a month or two after that, that was gone. Then we did it again. It was chip sealed in 2021. That again we had failures. It had cracks a half-inch wide before the first summer was over. Because they never rocked it. The area from Krause's to Radetich you will have cracks along the edge like on Daisy where you had to cut the edge of the road off. You have that on Queen Anne Drive. And they are as wide as you saw on yours. That happens in the heat of the summer. In the winter the wetness causes the trucks to sink in and you end up deteriorating what is left of the chip seal. I will definitely raise my voice and tell the community that we are not being responsible if we want to go ahead and just lay another chip seal down over it. We are not being responsible.

Sandy: I did not say anything about putting another chip seal over it Rick.

Rick: Okay, what do you recommend that we do? Rick: We have to put rock in there, that is what I am saying. You can't put rock, at some point we have to put rock in there and get a rock base. It is not there now.

Sandy: I thought that it was all taken care of before they did that with a good rock base.

TR: If I may have some input in here, I would appreciate it.

Debbie: Sure.

TR: As far as the road goes, I have observed the whole district when it was all gravel. We built in 1994, but have had family property dating back to the late 60's. When we first built the house, the entire district was gravel including MRE Rd. Before that, Queen Anne was two ruts with grass in the center. We have observed what has been done for over half a century. I would tell you, to say there was no rock done, I have to disagree with what Rick is saying. To summarize without going more into the long history of this: the work that was done there was gravel put down on a regular basis as part of regular maintenance in the entire district. There were several additions of fairly good loads of rock that went on. Pot holes were taken care of with repeated grading. Lignin sulfate was used as dust control and was rather inexpensive and worked for dust control while it was dry. There was no reason to change this other than the fact that we were starting to pave the district. The sequence in how they paved it was the front of the hill first and was most welcome because that was subject to wash boarding...

Rick: (interrupts TR) Can we take a break here? You are going into this and I suggested and I will suggest again in the interest of expediency lets walk the road together. And let's look at it and you tell me that it is not asphalt peeling up in more than those two areas that you mentioned. And if you can convince me and Sandy if she wants to go, and Debbie that's great. But you are sitting here telling us this and my eyes, I had cataract surgery, and it helped. I see something different than what you are telling me. What I see is not going to be helped by putting another chip seal down. The information on chip seal over gravel is that you should be getting five to seven years on it. The information on the first coat that you put down in 2020, and you (TR) were the coordinator on that you met with the contractor. And I think you were the one that met with the contractor for the chip seal. The word was that in the meetings was up to eight years, but what most publish literature says is five to seven.

TR: Can I input something here again regarding chip seal? Because you made a statement that I do not believe is entirely correct. If I have a moment to address it, I'd appreciate it.

Rick: Are you willing to walk the road with me?

TR: Have always been, but I would like to do it with the other Commissioners. Because I do not think Rick, we are ever going to see eye to eye with one another. We have a historical...

Rick: (interrupts TR) We do not have to see eye to eye, let's see eye to road. I will point out some areas and if you tell me that it is not bad and I can go ahead and scrape it up. If you like I will bring a probe so that if I can stick it in the ground, what does it take to convince you that it is not just two areas that need to be repaired before we can do any hard-coating?

TR: Rick, Rick. I would be willing to walk the road with the entire Commission group. Not just you and me because I do not think, we will ever see eye to eye. The other part of this is that when the supposed chip seal was put down, because there was a lot of opposition to do that, it was not a full chip seal that was done. It was a single pass chip seal that was done. As mentioned in the letter it was a compromise to hold the surface until we can properly finish the project. What you identify as a chip seal... if you look at Benton Co. (the audio goes out for a few seconds) and Polk Co. Polk Co has regularly schedule of chip seal they run over their surfaces. Benton Co has done none of that, only crack seal and you can see the degradation between the two. When we did the chip seal again, it was a single pass chip seal, not what I call a full chip seal job. Basically, it was...

Rick: (interrupts TR) Did you check the crown of the road before..

Debbie: Rick let him finish.

TR: It has done its job really well. And right now, we are at a position where if we do nothing, it will begin to degrade. Other than the soft spot, whatever you want to call it, that is about ten feet in length compared to the rest of the entire road of QA it is in tremendous shape. A road that used to have an innumerable amount of potholes, there is only one pothole...

Rick: (interrupts TR) YOUR TIME IS UP!

Sandy: Rick!

Debbie: Rick, Rick! we'd like to hear what he has to say. He already said he cannot be at the Budget meeting to have this discussion. There is not a time limit on talking.

Rick: Okay, ah, ya know, we are, okay when, when do we finish? I am saying this is all meaningless recital. When do we walk the road? What I am saying is, my eyes are different. And if he can convince me that by walking the road or if he can convince the other Commissioners, lets walk the road. Because we can sit here all night and listen to this and get nowhere. I am unconvinced because my eyes tell me differently.

Debbie: You were going to say something Sandy?

Sandy: I think you (Rick) are being very unfair as far as cutting him (TR) off. That's all I am going to say. I was interested in what he was going to say.

Rick: Okay, I will leave the room and you can go ahead and run the meeting for another thirty minutes or whatever and I will come back. I want to look at the road with him.

Debbie: Well, that does not preclude us from hearing him. You can leave the room, but if we are done before thirty minutes, we can close the meeting.

Rick: That's fine.

Robyn: Can I say something here as somebody who has owned my property for forty years? First of all, TR, when you give a historical view that exceeds QA, which is what is under discussion now. It's a very much they have this and I don't. And that isn't germane to whether or not QA is a project. The other thing is, there was a chip seal application done in 2021, August. And another chip seal application done in 2023. Prior to that, with a person named Robin, which is the person I remember in 2020, with the agreement of the then Commissioners, which was called a road stabilization. It was put on several driveways including Bachs', yours as well, I think and Andy. And that was supposed to be holding for between two to four years. That is what was suggested at the time. It was a very big expense. So, when you say it was a single application, there was a second application done in 2023. John Patterson, the President at the time in 2021, wanted to have a carry forward for future years and didn't want a double chip seal application done in 2021. He also did not want, there was no road bed construction prior to application of the chip seal. The County had recommended doing a core sample. That was not done. So, the parts that are starting to fall apart, probably did not have the depth that you quote, have observed, unquote, in your half century of occupancy here. There is no way to know unless you actually have someone test the depth of the gravel. So, it was not a single application, it was a double chip seal by the same contractor that we had problems with on the Hill. So that is a historical QA that I wanted to clarify.

Debbie: Actually, my notes said we did a second single layer chip seal. So, whether the single layer is what he did out front (on MRE Rd.), that is what we contracted for.

TR: And basically, there was a complaint filed and a potential lawsuit regarding the substandard application.

Debbie: The expert that we hired did not find the degradation on QA that was documented down front (on MRE RD). I'd like to hear what, since I do not know a lot about gravel and chip seal and all that, what would it take to do a better next step? Would it be, as Robyn said, to get someone to test it and see what the stability is? And say would it be the engineers that we had come in? Who does that, what is the next step? Do we do another partial repair at I don't know what cost? If we do not have any idea for what the real next step is, I hesitate to let it degrade. And get the repairs done. But if I do not know what the next step really should be, I do not have enough information.

Rick: The reason that I suggested letting it go is that the next step, I am, okay, I will say that I am only 98% sure. Because we did have the County look at the road before we started all of this when Kirk was a Commissioner. And we did have Bill Pepper, who was not only a contractor, but a civil engineer, look at it and he suggested, no he said you'd have to be rocking it because he was one of the people there was maintaining it. I had suggested doing core samples and I was told by one of the individuals that is in this meeting here, that I was trying to engage in "paralysis by analysis" and I was just trying to delay the application of the chip seal. So, all along we have been saying we need to get rock down before we do anything and we have been pushed back. And I feel like we did not, we were not good stewards of the community's funds by putting chip seal down without doing diligence to make sure that we had a surface after being advise by the County and advise by a civil engineer that it needed rock. When I would bring it up, I was told my views weren't welcome.

Debbie: Well, now we are planning for what we are going to do. I do not know that not getting a more current opinion and it's convincing me and Sandy also. We need to decide what the next plan is and if we need to engage some professional services then we need to do that.

Rick: Right. I guess the thing is I think you will find that we probably have put somewhere between \$75,000.00 and \$100,00.00 into QA since 2020.

Debbie and Sandy: No.

Rick: That's why I asked you to look up the total.

Debbie: Well, I did not get a chance to look that up. But regardless of that, if we need to have more information going forward, I think we need to get that looked at.

Rick: Okay, that's a good step.

Sandy: Us looking at the road ourselves is not going to do much good with the expertise that we lack. Whether you think you've got enough expertise or not the rest of us don't.

Rick: I think we can walk it though and see if the road surface is deteriorating in more than those two places. That is what I was suggesting.

Robyn: I think that with starting with part of the report that you commissioned for the hillside, there was mention of QA in there. I realized that the analyst took a very quick look at QA, but her verbiage was interesting, I thought with regard to QA and I thought that it would be interesting to have that available at the budget meeting.

Debbie: I can make sure I do that.

Rick: I think they though, they were looking at the wash off of the surface rock and not necessarily the ..

Debbie: I will look it back up, but I thought she took samples of both places.

Sandy: She did. We drove it. I drove it with her. She went back and looked (by herself) and walked and took samples of QA and MRE Rd. I will have to say it was not a "quick look" for what she did for us on QA.

Robyn: Her analysis was based on the rock that was used and also the compression into the slurry, the asphalt slurry. Not road base, right?

Sandy: What she said about QA was because we did not have the loose rock removed, it was hard to. I do not know exactly what she said (right now). That was one thing that was agreed upon, was that the loose rock stay on QA.

Robyn: So, she was looking at the top layers is what I am saying. Not the road bed?

Sandy: She was looking at the chip seal job, not the road bed. That was not her job to look at the bottom of the road.

TR: They were looking for the, according to the specifications that they were trying to have, so that they didn't have the proper jagged edges. They were using round rock. So basically, was the point they were using round rock, they cut the corners on that. That is not really part of this discussion other than the fact that the supposed second chip seal was really of little value whatsoever. So that cannot even be considered in this discussion. If I can just summarize. It is broken into two sections. One is that there is an immediate request (much like a culvert that is not flowing), there is a pothole in there and in can be repaired fairly inexpensively. We can all go walk over there and observe it and talk about it, that would be great. It has never been a debate among anybody that there is a soft spot in the road. Whether it is marsh land or not, you can go over to Iris and you can use the same argument, Rick, that you used about my property having a wet lands what you call marsh lands. Right along that whole road is wetlands and it has nothing to do with the road. But there are springs that come up and some can be fixed and some can't. A good example was on MRE with a spring under asphalt and they repaired that effectively. It is a good example to the Commission to something that has happened and they solved it.

Robyn: You can go look right now, because it has been dry, that whole stretch where it's filled with water on QA is completely dry. If it was a spring it would still be wet. Which is what happened on Columbine.

TR: I would not debate Robyn, but it is a soft spot due to water saturation.

Robyn: It is a soft spot. Rick entered picture to the committee, prior to the chip seal. You (TR) said at the time let the experts take care of that and there was no improvement of the road bed prior to the chip seal application. And that same spot is what you are talking about now. And its dry.

TR: Right, so it requires repair. And so, I think at this point...

Rick: (interrupts TR) why didn't you repair it before you chip sealed? That was the point TR. Why didn't you do the job?

Sandy: (interrupts Rick) You know what I can say about that, if it is a wet area, I would think it would be a place where no matter how much gravel you put in, it would keep sinking and sinking and sinking over the years. So, whether if it was fixed the first time or not, I think it might be a moot point. And I do not think we need to argue anymore about it. It's wet, let's just get on with it.

Rick: Well. Do we throw good money after bad?

Sandy: You know what? You are talking about places that are low. Iris has been low for years. We keep putting more rock on Iris. It keeps needing more rock on Iris and more rock. I am saying the place you are talking about that is wet and low is the same type, probably the same type of area that no matter how much rock you put on, you are going to have to be putting more rock and more rock, because it is going to keep sinking and sinking and sinking.

Rick: So, do we put asphalt over it each time or do we let that area.. who, okay, and I know that this irritates, but do you know how many residents drive that stretch of road regularly?

Sandy: I do think that matters.

Rick: None, nobody. The Lees' go out on Columbine and everybody else goes out the other way. Nobody drives that stretch. So should we go ahead and you know, try to put a drain in, that may or work. Then go ahead and rock it and go ahead and put asphalt over it? Or do we just put rock down and say that's what we are going to have over that stretch of road? Nobody drives it except for the delivery trucks.

Sandy: Okay, I think this is where the expert opinion is going to have to come in and be an engineering decision instead of us trying to debate it ourselves.

Rick: Who is going to provide the expert opinion?

Sandy: We went with Branch Engineering before and they are close in Philomath. And I would suggest going with them again.

Rick: Okay I will contact them and see what they can do.

Sandy: **Action Item to give contact information for Branch Engineering to Rick.** She has talked with Ron Derrick in past requests for service.

Sandy: We will talk about getting the pothole fixed in the budget meeting.

Rick: Ya, the pot hole I've tried going online on that. It is interesting. If I can get any of the chip seal folks that do driveways, maybe they have done pothole repairs on driveways. I doubt it because they do not get the traffic that we do. If we can find someone that has experience, we can go with it. I have seen on line where people have done it with Home Depot stuff. They did not talk about how well it stood up.

Debbie: I don't think we want to go that route. Is there anything else?

Turnaround Configuration Project on Tansy: Rick: Suggests he can draw up a rough idea of what he has envisioned. Brian is thinking that is prime real estate and we are going to take it away from him.

Sandy: That's why a hammerhead would just go down the driveway. They would pull in there and back up out on the street. It would not take any more than...

Rick: (interrupts Sandy) It wouldn't. You'd just have to the idea that... Can we get Republic to do that is the question. They do it when they want to. But if they don't want to go up there anyway, it is a good excuse not to.

Sandy: I would not want a U-turn taken out of a bunch of property on my driveway.

Rick: It really doesn't, but I am not going to try to convince you or him (Bryan). It's probably about another twenty or thirty feet over in width from the road over maybe fifty feet in length. And that's it. And its not taking it away, but if he doesn't want it, he doesn't it.

Sandy: Right, it's what the property owner wants it's not necessarily what we want.

Rick: If he wants something that we don't want, we don't do it. At some point we have to figure out what to do with people that.. TR mentioned people rolling waste cans out in the roadway. And on a narrow roadway it can make a mess

Debbie: Have we determined what Republic requires?

Rick: No. Bryan said he tried to contact them and got nowhere. We have not tried as a Road District. I will see what I can learn.

Debbie: It might be taken different coming from the Road District than an individual.

Rick: What we got is not something that can be sustained through the whole development of that part of the subdivision. Forty garbage cans on that corner won't work.

Discussion that Sandy will contact Republic. **Action Item: Sandy to contact Republic and talk with them about requirements for them to use a turn-around for garbage collection.**

Risk Management meeting: not addressed

Open Forum: N/A

8:26: Rick moves to adjourn, Debbie seconds, all in favor? Sandy: sounds good