

Mary's River Estates Road Budget Meeting

Date: April 17, 2023 Zoom meeting hosted by Debbie/Sandy

Approved May 15, 2023

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: Budget Committee Members: Budget Officer: Debbie Jackson (treasurer) Sandy Chapman (secretary), TR Gregg, Kevin Cornelius, Val Bach. Joe Chambers, President not present. Community members: Rick Vernon

Call to order: 7:18 PM by Debbie

Debbie: There is an action item that she brings up the concern of the filing requirements of the State of Oregon for an Audit or In Lieu of Audit paperwork depending on how much was spent for any given year in the district. Right now, we file a report "In Lieu of Audit" for expenditures less than \$150,000.00. The middle structure amount has been changed and you can just have a review where you engage a municipal auditor type person to do some work that substantiates what we have been doing with our own record keeping. So, that is between \$150,000.00 \$500,000.00 for there to be a review. They review bank statements and little else and issue a limited report. Last time we did that we paid \$3,500.00 to do that. Sandy: Maybe 2012. Debbie has not had a chance to contact any CPA firms yet to do this. She estimates the amount to do this may be \$5,000.00. This would be done after we spend the amount in the next fiscal year. Say we spend it in '24, then the review would be done in '25.

This is the Oregon Legislative bill that changes the filing requirement amounts, information is from SDAO informational email: HB 2110 is the Secretary of State's legislation which makes several changes to the statutes governing municipal audits. The bill increases the threshold for the municipal audit exemption from \$500,000 to \$1,000,000 and the review threshold from \$150,000 to \$250,000.

Joe had made up a list of comments for the budget meeting, but he is not here and Sandy is trying to find it in her emails.

Debbie goes to the spread sheet for the budget and the changes she made for this year's budget. she rolled it over from the FY '23 what we adopted the \$198,000.00 for to raise the money for the work. Which is in yellow. We did do the overlay repairs on MRE hill. We said we were going to raise money for the repair and chip seal of MRE hill to Brightstar, repair Daisy Dr. (from Columbine Jct. to end of Daisy) and single layer chip seal on Queen Ann. That is all that is updated so far for the FY 23-24 budget. Joe was going to go over the list of the comments and he is still not at the meeting to do that. Sandy cannot find it yet in her emails. The list from Joe, is mostly for non-construction budget. Val: After we chip seal MRE hill we will have to redo the striping. Sandy: Can we just lay the oil at the edge of the fog lines or need to redo everything. Val: Center line will be covered and we need to re-budget for the new fog and center lines. Debbie: We need to remember then to budget the sweeping and striping again. Sandy: (Knowing we need numbers for the work) but she is just asking if we can possibly go down to the end of Daisy with the chip seal since the crack seal is almost done on Daisy already? Debbie: Second project for this FY 23-24 repair of Daisy. While we are talking to people for bids, ask for included prices in with the other projects. Val: Yes, it can be included specified in the RFP's. The next section to be repaired is A3 (Columbine -Daisy Jct. to Columbine-Iris

Jct.). This could be a potential budget consideration for FY 23-24 since Daisy Repair is almost done (having the crack seal completed to 100 feet of the end). Repair quote for A3 to be done with RFP.

Val says Doolittle prices for 1 mile of chip seal, unknown if flaggers were included at this point, was about \$65,000.00 versus Sierra Santa Fe was \$95,000.00. Prices of oil has gone up significantly. For a ball park number say increase by 15-20% would cover the costs?? Then with the cost of fog seal on top of that. Fog seal protects the chip seal and holds in the loose chips and makes it look more like asphalt before painting. All the vendors she contacted put "fog seal" in the option category, obviously it adds cost. We can ask about this in the RFP for the work. Debbie: Had thought we were going to get that (RFP) process going but we did not know that Joe was going on vacation. Debbie asks if anyone has been contacted yet for quotes? Val: Not that she knows of yet. Joe had asked for a copy of what she had sent out in 2020 to contractors. But she had not heard back from Joe. Debbie: We need to move this project into this period. Val asks again if TR will work on the FRP's? TR responds Yes. Both TR and Val will start on them.

Rick had a chat post. Sandy reads it: "The existing chip seal on Queen Anne Drive is badly cracked and potholed. A new layer will not repair this damage. These cracks will simply reflect through a new layer. Chip seal is not structural. It is a seal only. It is like having a rotten floor board and you fall through. Applying another coat of floor sealant still leaves a hole in the floor. The recommended repair for the type of damage we have is to remove existing hard coat and fix the road base.

Val: says we should continue writing an RFP for it (Queen Ann). Not necessarily 100% agreement with Rick. It would have been better when we did it, if we had put dual layer chip seal on. In statement back in 2020, Benton and Deschutes County had many areas where there is only chip seal on a good base. Doolittle, she says also uses chip seal as a way to fill pot holes. We can do an RFP and get the experts out here to take a look at it and get their advice because they are the experts. Debbie: And get recommendations on the pothole situation. TR: There are 2 potholes (on Queen Ann) and as Val said, there should have been a full chip seal. Again, states that the road was evaluated at the time to be in as best shape as any in the county to be ready for a hard coat. The one-layer chip seal has kept the road in a holding pattern to keep the road structure in place. By evidence of looking and living there, we had 100 pot holes before. The rotten floor board analogy is a colorful illustration of what is going on there, but it was never meant to be a hard surface, if you really look at it, of course it is going to spider crack, but still has made a stable base. One section of approx. 12 square feet is possibly a spring where that section may have to be dug up and a drain be put in. The other is just a classic small pot hole. TR feels time is of the essence, does not want to lose what has already been achieved, feels that in another 1-2 years it will be breaking back up again. We should get another set of opinions by professionals. Find out how much it is going to cost. Keep in mind we have other lower budget care taking items we need to get done also. Sandy: Points out place on MRE hill that is soft and cracking and needs some special attention. Val will get it on the RFP when it goes out. Rick gives another opinion on the "alligator" appearance of the road on Queen Anne and the base is bad etc., and the committee will make their decision, but he is giving us facts... Sandy: Rick did you not hear that we are going to get professionals come out and take a look? Rick: There was someone (a professional) that attended the last meeting, but he is a resident and a professional as well. Val: Yes, he had valid points. Because again we opted to do a single layer at the cheapest bid that was not put down as he noted, because we were saving money by not doing dust seal and at the same time the contractor was doing that work, he was doing the grading. So

basically, it was a wash between grading and dust seal which we have not done for two years now and trying the experiment. Now it is time to go back to the "big boys" which Val says are Doolittle and Santa Fe and hope they will take the time and give us their advice and respond to our RFPs.

Debbie: We cannot do more with the big projects until we get some feed back on those projects. The other things that we were looking at were tree cutting and we talked about that at the regular road meeting. Having the fire chief come out and give us what is working or not with our trees and cutting back our roadsides. We have budgeted for \$5,000.00 for tree cutting and mow-back. We have the quote from cutaway, but we still need to go back to him with the scope. What we do not have from the fire district is what is impeding their access to us. We budgeted for it in '23, but what we need is how much needs to be done. Debbie asks if Sandy will go to the fire district and ask some questions?

ACTION ITEM: Sandy will go to the Fire District and have them come out and get some information from them as to what needs to be done for them and safe access to our MRE roads and properties.

Sandy: That will help us with mowing policy and fire safety also. Will ask about the "no go list" for the fire department to not come out and save a house. Val: Wants Sandy to asks the fire dept. to prioritize the most problematic limbs that are on the roads impeding the firetrucks. Debbie: Rick, did you and Joe actually meet up in regards to checking out the ditches? Rick: Yes. There is "virtually nothing that "we" can't just take care of". The only thing that we might want to consider is to get some vetch seed or something. There is a place on Iris Circle that is getting some bad erosion in the ditch that could start under cutting the road. So, to get some vegetation to take hold there would be doing us a favor. They looked at the pothole by Yenchick's. Rick sent out an email about James' offer to shoot some grade and do a work plan for the potholes on Iris. There were 3 different avenues to fix the problem and give to the commissioners to review. Sandy: Got response back from Adam May with Cutaway. Inc for mowing and ditching. He said he would like to do the ditches the first or second week of May and the mowing more into June. **ACTION ITEM:** Sandy still needs to go out and check Daisy and MRE ditches and culverts. **ACTION ITEM:** Sandy to send the list made up by Joe of projects and suggestions from community to budget committee members and last years list of projects made up at last years' budget meetings.

Debbie: Summary of to-do lists: Val and TR to work on RFPs, Sandy to go to Fire dept, and look at ditches, send out list of projects to budget members. Sandy asks Rick for Bill Dunns' phone number.

Meeting adjourned approximately 8:15 PM