

MARYS RIVER ESTATES ROAD DISTRICT BUDGET MEETING FY24-25

May 13, 2024

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), Debbie Jackson (Treasurer), Sandy Chapman (Secretary), Budget Members: Kevin Cornelius, TR Gregg, Adam Schultz

Call to order: 5:10 PM by Debbie

Approve Budget Minutes: No Corrections noted. [Debbie makes a motion that we accept the minutes for April 15, 2024 Budget meeting as written. Adam seconds motion. Debbie: All in Favor? All budget members agree.](#)

Debbie sent an email with a google drive link for spread sheet to working budget.

Debbie asks if we had heard from the engineer yet for Daisy Drive plans. Sandy received an email in response to emails being sent to her for billing and payment to be gotten soon. Another bill received with more surveying hours and plan making costs by engineer. No updated information received for when we will get plan documents.

Debbie screen shares budget excel 6-year plan. She has not budgeted any projects yet. Updates of what has been paid out has been added. She has updated Materials and Services costs. Outstanding in our long-term projects for FY 23-24 is \$15,475.00. Budgeted estimates entered for projected insurance costs for \$2,500.00, signs and lights \$1,416.00, potential legal litigation which may be low for \$10,000.00. We do not need an audit unless we go over the new threshold for self-prepared bookkeeping of \$250,000.00. Current balance of the engineering contract is \$12,552.00. Operating contingency is at \$6,000.00. Income sources estimated \$126,000.00 tax revenues. Estimated carry forward of \$100,000.00. Total sources projected are \$234,000.00. Nothing budgeted yet for Costly Project Outlay. Most recent work is updated on the 6-yr budget sheet with past work for all of our roads still present to see.

Discussion opened up for priorities for work needed: New crack after crest of hill, going downward on MRE towards Columbine, needs crack seal and structural evaluation of why the crack is occurring. Sandy states that the property owners that border the road area of this new crack have dug out the hill away from the barn towards the road. This may be causing the crack. This crack was not there last year when the road was crack sealed. Despite the reason of the crack, it needs to be addressed. This is A1-2 area Brightstar to Columbine section. Tansy needs addressing as far as what do we need to do with it. We should not just leave it off because no one wants to address it. It is part of the road district according to the County, and there is a need to make it conform to what it should be as a road in our neighborhood. How many property owners living on Tansy are paying taxes: There are two houses occupied and one under construction. Enthusiasm for maintaining sections of roads diminishes in direct proportion to the lack of homes and tax payers (on those roads). We are being asked to take on projects for roads that are not supported with taxes. It was brought up that even at the beginning all the roads were paid for by few that lived here. Now we have more people to support the development that is going on. Money is still coming out of the district and paying all the

roads that are here because that is the only way that anything is going to get done with the roads. Is there difference in acknowledging that we have a responsibility and making it a priority with the expense that goes with it? Would we say that with our available resources, we need to deal with other things that more people access? We know a project there (on Tansy) would be huge. When do we do something? Probably not FY25. Question still exists what do we want to do with Tansy? As discussed in regular meeting we may need an engineering study. Input given of opinions of past members is that we should have started with the back of the estates roads when we did the improvements and worked forward. It was stated that it was thought that people would get enough improvements in the front of their house and not want to pay any more taxes against that. We should as a commission, look at the entire district as a whole and hold for the vision all the roads be brought up to the same standards. Whatever that standard is. There were opportunities in the past but, those went away and now it is going to be more expensive and more so as time goes on. So, identify maintenance and capital projects. Look at areas that are not up to speed as "district standards" and work to get there. The more developed the (Tansy) area is, the more likely the properties that are empty could get built on and produce tax revenue. And protect the work we have done. Recap on standards for the road district: View the entire district as the roads should be up to a single standard. What is that standard? Up to County standards? Baseline would be the best of what we already have done so far: This is a hard surface, well drained, well-trimmed as a minimum. Then we need a business model that shows that we can support that plan. Outside of new development our tax dollars are capped at 3%. Inflation is over 19% in aggregate for the last three years. How do we square the circle to maintain what we have and also do capital improvements? Restated that if that road is developed, (Tansy) and brought up to speed as the other roads we have, then those properties on the road are going to sell we would receive more taxes to include in our budget to help us maintain the roads. That will help in accumulating funds in less time from three years down to two for a project. When we get into multiple year planning and contracting, not short-term contracting, at that point we can do the projections for budgeting better. Debbie asks: What do we want to budget with the limited knowledge that we have? Daisy Drive structural repair (is uncertain as we do not have the plans yet for what and how the areas need to be repaired), \$50,000.00 can be a low estimate. Even with a shared cost estimate with the owner at the project site, we have to budget the dollars and if there is an opportunity we would budget the cost share revenue. Sandy shares that the property owner may be unable to assist in cost sharing at this time. Discussion continues that with all the uncertainty, we put amounts into this FY24-25 budget with understanding that it may bleed over into next years' budget and build up reserves by not spending it if we do not have contracts in place, or the information we need to put contracts in place. Then we go down the other list of priorities and do what we can or cannot do. Realistically we have one category besides contingency which is Materials and Services. We can put everything under "Reserved for Future Projects" and call it good. But let's indicate some specifics. So, \$50,000.00 under Daisy Drive projects. We need to get people in to bid on so many miles of chip seal. We have the rest for chip seal projects at under \$100,000.00 and we have other projects that we have budgeted under Materials and Services that can be adjusted for what we need and do not need such as tree trimming and ditching. Under Costly Project Outlay we have limited crack seal to do at the top of MRE (A1-2), areas of end of Daisy (A-2) and Iris (A-8): \$10,000.00 entered under A1-2 for crack seal of those areas. We shall look at new contractors and know we can do crack seal in different ways. Discussion: we need to keep in mind that this is a

fluid thing we are identifying to be done. The reality is: What contractors can we get to do it? When we find out one thing cannot be done for some reason, we can go on to other budgeted items that may be ready to go. Question on striping? If we do not need to do anything to the current chip seal, should we stripe everything else? Is it a good idea to do central striping? There are indications that central striping can cause speeding. Fog lines would be an essential stripe and the baseline for the district. Estimate \$10,000.00 for fog lines.

Discussion that we should have our own crack seal committee. Nothing prohibits us from doing our own work. Can we rent the equipment? We also need a woodsman group to remove any trees down like at the corner of MRE.

Debbie continues: Now that we have budgeted all of our dollars, we are at 3% for Contingency, 29% for Materials and Services and 68% for Major Projects compared to last year 78% for Major Projects, 20% for Materials and Services and 3% for Contingency. [TR makes a motion the we adopt this budget as stated. Adam seconds the motion. Debbie: All in favor. All budget members agree.](#) This budget will be presented at the next Combined Budget and Monthly meeting on June 13, 2024 for adoption. All agree that there will be changes needed as we find out priorities of work needing to be done and what can be done.

Meeting adjourned: 6:10 PM