

Mary's River Estates Road District Meeting

Date: May 14, 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: Justin McLeod (joined at 7:58-59)

Call to order: 7:01 by Rick

Additions/Deletions to agenda: Sandy would like to discuss the difficulties we had with talking over each other in last meeting (April 9, 2026) and also some of the statements Rick made about the Queen Anne situation. Rick: In regards to whether or not we are going to accept the minutes, Rick thinks this discussion is relevant before he says the minutes are appropriate or not. When the minutes were sent out for review to the Commissioners, it was stated in the email that the minutes were verbatim transcript. Sandy (the secretary and writer of the minutes from the recorded zoom meeting) added commentary on who interrupted who, that was in addition to the verbatim transcript. Rick says he can accept it either way, but says we need to be accurate as to what we are saying we are going to do. Rick adds that if we are going to be talking about interruptions, he thinks we can preface it by the fact that we had someone who basically interrupted the entire meeting by wanting to introduce something that was on the agenda for the budget meeting, not the monthly meeting and basically usurped the whole meeting. So, if you want to go ahead and state that also transpired, that was an interruption as well and we can go ahead and that happened and that we had our other interruptions. Or you can take out all of the commentary with regards to interruptions. That's Rick's read on the minutes.

Debbie: Let's move the minutes and the subject areas down to the end to get some other business done? Rick agrees.

Addition: Email from David Cambell received. To be discussed with "mail".

Financial Report and Mail:

Debbie screenshares the financials for YTD 07/01/2025 to 05/11/2026 and transactions for 04/07/2026 to 05/11/2026. More taxes and interest were received. The Dust control was prepaid prior to application. The CPI bill was debited with an increase of \$1.25/mo., without prior notification. See detailed information on YTD and Transaction reports. No questions asked. [Debbie makes a motion that these be accepted as displayed with correction on the date. Rick seconds. Rick: All in favor? All Commissioners Rick, Sandy and Debbie approve the financials.](#)

Mail: Debbie summarizes the letter from Oregon Secretary of State: They did a review on our MRERD Report in Lieu of Audit, done in requirements of Municipal Audit Laws. They did not find any significant errors. They appreciated our efforts in fulfilling the law. Debbie will put it in her reports file. Received from Oregon State Treasures Department: Debbie summarizes: The district has to certify to the State Treasury that they are banking with a certified publicly accepted public depositor other than LGIP. She informed them that we are banking with Citizens Bank (in Philomath). She also updated the President information for the RD. This is done annually. Debbie received the c-gate portable external drive that was ordered (from Amazon for \$73.00) for our records retention. Debbie will put some things on it and give it to Sandy to add (MRERD approved minutes). SDAO information received about an interim rule that was passed (by OR State) regarding web content and accessibility requirements for ADA compliance (Yvette had mention in a previous meeting). The compliance period has been extended for any population less than 50,000 which is the RD, from April 26, 2027 to April

26, 2028. Debbie will add this to her "list of duties". Sandy adds she received an email from Local Gov. Law Group. And Debbie says that is where she got the information from on the ADA info. Rick received an email from David Campbell concerning the tree that is leaning from Van Laere's over the road toward Vanden Bos. Rick will return an email with the updated information that the work will be done by the end of May.

Review of Action items:

Culvert Replacement on Columbine near Queen Anne tabled to be considered for work with asphalt dig out repairs: Rick: To be talked about when we get to the dig out repairs

Significant projects for upcoming budget: Rick: Anything brought up since last meeting?
Debbie: Sent out revised worksheet for the budget. She has gathered information to be talked about at the budget meeting what we might expect to receive from taxes. Information on budgeting for future projects to be discussed. Such as things for RFE. Sandy has a list of things for shoulder and culverts that need to be done and discussed at budget meeting. Debbie will update the budget worksheet for Monday meeting.

Dust Treatment: This will be done by Benton County (prepaid as stated in the financials) No date has yet been scheduled. This will be on the gravel portion of Iris and to the pavement of Columbine.

Sandy asks why we passed up the culvert repair on Columbine?

Rick thought we would talk about that at the budget meeting.

Sandy says we should talk about the money part at the budget meeting, but who is going to do it she wants to talk about that at this meeting. Her question is: has Rick approached James for a cost analyst for him to do it? Rick has not.

Rick: Would like to discuss an option before we do the project. He says there are two culverts there, one which is badly degraded. One does not carry a lot of water. The one that is degrading does not have much flow at all and they are right near one another. It might make sense to combine them and put one in when we are done with the job, as opposed to replacing one and leaving an old one in.

Sandy: When she was looking at the one that was rusted out at the bottom, there was a ton of water going through it. It takes all the water coming down the (Columbine) hill. The one to the right of that towards Evans' driveway had very little water going into it, that accepted water from in front of Evans'. She wonders why we need to redo that one if it is in good shape?

Rick: We would get rid of two old ones and replace it with one new one.

Sandy: Yes, it might be a good Idea. We would have to dig down farther and the width would be much greater. It is something to think about.

Action item: Rick: to bring it up with James and ask for his opinion.

Sandy: Also ask James about the french drain repair (at the spring area up the hill on Columbine).

Rick: What would the scope of work be if he (James) were to do it? Leave it bare without putting asphalt over it or do we have him try to get a subcontractor to do the asphalt?

Sandy: Ask him (James) what he thinks about that, he may have some connections. Knife River may be able to do it, but its such a small job. Maybe they would have some extra asphalt sometime and put it on.

Rick: Is there any reason why we cannot consider some of the smaller contractors like I proposed, Sandy? I did meet the individual. It might be helpful for you to meet him. We are very ineffective trying to do everything with Knife River, because we are not a good fit for them. They do not patch one or two potholes.

Sandy: I inferred that the job might be too small for them.

Rick: I am not saying that we have to go with the contractor that I interviewed. The reason I thought it was helpful was they did have a pretty wide array of services that coincide with what we need. And it might help us to at least be thinking along that line. Rick says he has been trying to get in touch with Pavco, but has not had a call returned. Rick asks Sandy if she would be interested in meeting Charles (the contractor Rick previously interviewed in April)?

Sandy: Yes, she would like to talk with him more in depth about his partner. The partner is what threw her off. Charles is partners with this guy that has had some real bad problems with the CCB, fines and such as that. It was a lot of stuff in a very short amount of time that he got caught for. There was lots of stuff that went wrong. And he (Charles) is partnered up with this guy and just because they don't... I don't know he is still....

Rick: I appreciate your concerns. I had conversations with him about all of that.

Sandy: When did you have conversations with him about that?

Rick: When he came out and met with me. And he talked about Frank. And he talked about...I mean he went through a lot of it. He (Charles) explained it. He is trying to... he and his partner are actually separating companies and splitting up. I am not saying that exonerates him or anything, but that is the way it was explained to me. And I did not pry for additional details.

Debbie: So, the current situations is that the fellow (Charles) that you talked to is splitting off from the person that has the complaints?

Rick: They have two different companies. From what I understand, the one that had complaints was also... had an interest in Charles' company and he (Charles) was trying to divest and get free from under that and basically, would have severed that tie. On a practical stand point I cannot say that those ties will be fully severed, but on a business perspective they would be.

Debbie: And wasn't there also a question that the entity (Charles) would have Commercial bonding?

Rick: He (Charles) was aware of that and he said he has no problem with getting a commercial bonding.

Debbie: Since this is our "test case", it is a smaller test case, our Columbine area repair, right?

Rick: Right.

Debbie: And how much dollar wise are we thinking?

Rick: It depends upon whether we include chip seal. If just the repairs; estimates at \$15,000.00.

Debbie And the chip seal?

Rick: Does not know, that is why he was asking for previous amounts we have paid for chip sealing.

Rick says, It used to be \$30,000.00 a mile.

Sandy: Rick, you said he (Charles) mentioned \$85,000.00 a mile (at the last meeting). So, if we are looking at him doing chip seal on that multi-modal portion of Columbine it is a half mile at best. So, half of that (\$85,000.00).

Debbie: For the sake of learning something and if that is a small enough amount that we do not need to go out for bids, which is up to \$25,000.00 for three quotes. Let's get the repairs done that really need to be repaired. Let's ask for a quote for repairs separate from chip seal. If we can this done under the \$25,000.00 then let's try the trial run.

Sandy: Yes, keep the repairs separate from the chip seal.

Debbie: Should we take the chip seal, it has to meet all the road standards to be specified. And that we have the bonding that we need. That would tell us that he (Charles) can meet those requirements and he can perform them with a bond.

Rick: Adds the problem of the pothole repair on Queen Anne. It was talked about with Charles. We need contractors that are flexible with what they can do.

Debbie: This is another consideration: #1, #2 and #3. If #3 gets above the minimum, we cannot do it, or do it separately.

Sandy: Why does the pothole need to be repaired any differently than any other pothole? We can get the pothole repaired, dig down fill it with rock or what ever we need to do. Then if we do the chip seal on Columbine, then re-chip seal that area. That way the pot hole is fixed. We don't have to have any special chip seal person doing it. The pot hole is fixed and maybe has to be gravel for a while.

Rick: When you have a hard coat on the top, the repair for a pothole is different than just filling it with dirt. It is typically a cold or a hot asphalt that goes in there. That is the reason to do it with (Charles).

Sandy: There is no asphalt on it now. It is chip seal, rock and oil.

Rick: Okay Sandy, that's fine. I don't think that is the appropriate repair, but if you'd like to try I, let's go for it then, because I am not going to argue.

Debbie: Question: Did we not have James do pothole repair before?

Sandy: Yes.

Debbie: Why is that different than this would be?

Rick: Because you have an asphalt surface. It is a thin coat of asphalt, but it is an asphalt surface. And the behavior is different. The asphalt that is surrounding the hole is impermeable. It does not absorb water, so all the water goes into the hole. If you do not have something in there that will keep the water from going into the hole, it will rot away again and it will be much faster than even James is having trouble with on Iris. All the water can't go anywhere so it goes into the hole.

Debbie: Question: What if we put it on this contractor, again we have to rely on the contractor to tell us what can and cannot be done. Ask him the question if it can all come in under our "don't have to go out for three bids" amount of \$25,000.00. If he can come in under \$25,000.00, then present us with the cost estimates, the bonding, breaking it down into the three pieces and let's see what they do. What do you feel about asking him to do that?

Rick: I think it is a very good course of action. And if it is not with this guy, if we don't like him, it's with somebody. That's what we are looking for.

Debbie: And we will have repairs done that needs to be done. I'd like to think we would never repeat the front experience with the front hill. That got us once bitten twice shy about things.

Sandy: We need to have this Charles come out and say what he would do to fix the pothole. To me it's not just a small hole, but the area needs to be dug up to repair it. So, like Debbie said have Charles come out and tell us what he will do to fix it. That would be separate from the chip seal on Columbine also.

Debbie: Asks if she should make a motion that we solicit quotations from Charles (at Holmes Asphalt Company) with three (project) options and with bonding.

Sandy: When I was looking up information on this company, I found that his "partner was the head guy, the owner and Charles the partner. That was my big concern; that this owner of Holmes Asphalt Company, has all the problems with the CCB in his other separate business.

Rick: I appreciate it, and will try to see if he can sit down and you have your opportunity to pose those questions to him.

Sandy: Sounds good.

Debbie: Makes a motion to pursue asking for some proposals?

Sandy: So, that would be for the pothole (on Queen Anne) for #1, Chip seal (on Columbine multimodal) for #2, and the cost of digging up the culvert and the french drain for the spring area (on Columbine). Is that what we are thinking?

Rick and Debbie: Both agree.

Debbie makes a motion to do the three-part proposal as Sandy just stated. And commercial bonding. Rick would like it changed to "the spring and the water condition there". It has to be determined if Benton County will approve a french drain. Action Item: Rick will get with Gordon Kurtz at BCPW to

verify if this is possible. Sandy seconds. Rick: All in favor? All Commissioners Rick, Debbie and Sandy agree.

Sandy: On top of that I still want to see what James' cost would be for the culvert work and the spring area to be done. Sandy makes a motion for James to give us a proposal for the culvert project and the spring area on Columbine. Debbie seconds. Rick: All in Favor? All Commissioners Rick, Debbie and Sandy agree.

Sandy: Rick, since we are talking about this guy (Charles) now, to me it is a little bit upsetting to hear you say you that you knew about all this stuff and you did not share it with us as far as the stuff I dug up on this partner guy.

Rick: I did.

Sandy: No, you didn't.

Rick: I put all of that in an email to you Sandy. I really thought that I had included that he had a partner and everything. My recommendation is rather than me trying to say something that you would have an opportunity to speak with him and I am reiterating that now. I don't want to jam any new contractor down anybody's throat that we are not comfortable with. It's going to be a team approach. The guy that did most of the asphalt for us was an individual I did not personally like, but professional he did a good work for us. We developed a professional relationship that was good. That is what I am looking at. I just try to put blinders on and say what is good for us.

Sandy: Well again, there was not anything said about the partner being, having all the problems in his business. That is my concern that if you knew about that, you should have shared it with us when you are trying to have us decide if we like this guy or not.

Rick: Alright, if you would please look at the emails again. I really believe I attempted to do that. and if they were not to your satisfaction, I apologize. But please look at them and see if I did not try and cover that.

Sandy: All right.

Mowing: Sandy: I have a contract from Keaton at Northwest Tractors Services. The total is for \$1,724.00, the same as last year. Keaton said he did not want to charge anymore that last year and



2026-05-16 Signed
NW Tractor Services

will not charge for the extra cost in diesel fuel.

Tree work: Sandy reads/summarizes email that was sent with proposal for tree trimming.



2026-05-11 Email
from Luke Whitemar



2026-05-11 MRERD
proposal tree crew c

Proposal is for a \$2,500.00 day rate: Rick confused about proposal and thinking we were having only certain trees being removed.

Sandy: Luke says the two trees by Justins' are too close to the power lines and we need to call CPI to take them down. The one by Van Laeres' will come down. The half dead oak on Iris and some dead overhead branches in the same area will be cut down. Rick says he cannot find any oak tree. Sandy will reassess the oak tree on Iris. Debbie would like the specific trees and scope of work needing to be done entered into the proposal. Sandy makes a motion to approve the \$2,500.00 day rate and include the specific trees and scope of work into the proposal. Debbie seconds. Rick: all in favor? All Commissioners Rick, Debbie and Sandy. Action item: Sandy to call CPI to ask about the cutting down of trees near the powerlines at Justin McLeod 24631 Daisy residence. Until there is understanding with the power company that these trees are too close to the power lines for the RD to cut them down, they are not in the scope of work to be done by Big's Tree Service.

Discussion on Rick's meeting with Greg Jackson of SDAO Risk Management:



2026-03-18 Meeting
Rick Veronen and G

Rick asks for questions about the meeting.

Debbie: Concerns about being mandatory reporters on child abuse. We potential could be mandatory reporters, but we only have volunteers, even though we are public officers. Asking if he (Greg) was intimating that if we suspect that there is child abuse going on up here that we would be responsible for that?

Rick: That we should be reporting it as a public servant. That is the way it was explained to me. It was worth bringing up because he did not think it was part of his job either. Rick went through the information and said it is peripheral to what we do, but did not want to omit the subject.

All Commissioners agree that if we came across child abuse, that we be aware that it applies to us and report it.

Debbie: Has question about "recording expenditures as much as practical". We already do record expenditures. She does not know what looking back at any one particular project of work, scope, schedule would tell. Information is there in the accounting, minutes and selection of contractors to go back and reconstruct what was done for projects in relationship to doing more.

Rick: The more we can itemize the better. Separating information in a combined project by having a note in the expenditure of what percentage went to which.

Debbie says she already does that. If it is broken down on an invoice it is noted.

Rick: We have to develop policies on cutting down trees so there are no questions with the property owners and we have a way of interfacing with them.

Sandy: Agrees with needing a policy on this and roadside mowing to determine what is our (the RD's) responsibility.

Rick makes a motion that the summary of the meeting with Greg Jackson be entered into the minutes. Sandy seconds Rick: All in favor? All commissioners Rick, Debbie and Sandy agree.

Discussion of Statements said in April 9, 2026 meeting:

Sandy has concerns with some of the things Rick said in last meeting April 9, 2026. Rick made statements concerning the condition of Queen Anne saying it was not prepared, it never was rocked which was stated throughout the meeting. Rick mentioned that Pepper even said that it needed to be rocked. Sandy went back through the minutes back to 2012 and read through month after month of the meeting notes that were transcribed. Her question was when was Pepper last used to do any work for the road district. She found that in 2/2019 his name came up as retiring from construction company. 12/19 John rode around with Pepper about the walking path. There was no mention of Pepper in 2018. There was no mention of Pepper's input into the note about Queen Anne needing to be rocked.

Rick apologizes that the minutes did not reflect that inferring the minutes were only a page back then.

Sandy: They were good enough to get a lot of information down. She went back to 2012 and found Pepper there. It's just confusing when Rick has said "it should be rocked, it should be rocked" and she found that in 2005 Queen Anne was prepared to be paved along with Iris and it was not done. There were multiple meetings where several contractors said that Queen Anne was ready, that it was a good bed to be chip sealed. Sandy says that Rick was so adamant that Queen Anne this, Queen Anne that, it needed rock, it wasn't done. It was really upsetting that Rick got so adamant about his point of view and when she was looking back at notes and found that things were done to Queen Anne. She found that Hughes in 2018 did a \$5,000.00 for shaping of Queen Anne, assuming some gravel was put in there.

Rick: He still maintains that Queen Anne needs rock. He referred to a garbage truck going over the road and sinking. He goes over his history again of pictures being taken and sent to Commissioners. How things were going to fail if it was not done correctly. Reiterated the three special treatments on the road and now looking at it again asking do we need to do fourth. He said Bill Pepper did provide an informal quote. There were meetings that Rick brought up information, but he says that the attitude then was that if it fails after we do it, the RD will just have to fix it. They wanted the hard surface so badly that that was the attitude they took, and now we are faced with having to fix it.

Debbie: She thought that what we decided to do and were not able to do, not for lack of trying was to get engineers to tell us what we need to do. Regardless of how many times it has been touched, if it is not right now and we deem that it is a high priority, then we need to do it. We need to get a different engineer and find out what we need to do to go forward with that. If no one on the road wants it paved, then don't pave it.

What Debbie wants to say about the meeting is that it was partly Sandy's and her decision to have TR work with us and go ahead and explain his point of view. Including both Rick and TR's side included history that really did not necessarily move us forward to fixing it. We need to be flexible in the meetings and if we cannot be, we need to take the time. In Debbie's opinion Rick got very heated, very fast and people were talking over each other. She does don't know how else Sandy would have written it down because that is what was going on. Debbie would like to request that we not do that. We need to raise our hands and talk. If we decide to amend our agenda and have someone talk because they can't be at the budget meeting, that we be able to do that. Otherwise, none of us are going to want to be here. The work that we are getting done gets swallowed with that. Instead of spending time doing something, we feel like we need to go back into history. She wants everyone to be considerate of that and the time everyone is putting in. This is not fun, it was not meant to be fun, but it does not need to be a PITB.

Sandy: She was going to come to this meeting and say everyone is going to have to be muted. She will not be a part of another meeting like we had in April.

Debbie: Would like us to be very considerate of that and not have to have a policeman at the meetings. We have work to do. We are doing good work. And we need to just do it.

Rick: Says he was not prepared to have that meeting take place at that time. We did not have information that would make the conversation appropriate. So basically, all we got is the same request from TR that we have received for the last ten years. He has been saying we should be paving Queen Anne.

Debbie stops Rick from reiterating history on meeting TR years ago and says she is sorry for interrupting him, but says we did that at the last meeting. At that meeting two of the Commissioners elected to receive some information from TR that we felt was important for our next budget meeting. And it helped with some of the things we are doing. So, the fact that he couldn't be there (at the budget meeting) did come as a surprise in the meeting to Rick, but once Sandy and Debbie decided that they wanted to hear what he was saying, we should have just proceeded with it. Rick though he might leave the meeting and we would have proceeded without Rick. Debbie says we need to make sure that voices are heard and we are able continue to do business.

Rick: Says he knows of very few public meetings where someone can come in and basically step in and say they want to have the meeting cover this and want to have their letter read. Rick feels that it wasn't just that (TR) wanted his letter read he wanted it emphasized. It is what we did and Rick says we need to move on from that. Debbie: Yes, agrees to move on from that.

Review of minutes/approval: April 9, 2026

Debbie: We have not approved the minutes yet. She likes the broken-up sentence pattern, it is easier to read. She proposes that we take out the word "interruption(s)" and if we leave the "dot, dot, dot", we know the person may or may not have finished their thought. She did reply back that there were

no corrections to the minutes. She still stands by that, but to remove the wording of the sections that says "interrupts" with associated person.

Sandy: It just clarifies as far as she is concerned, it clarifies the tone of the meeting.

Debbie: Debbie pauses and says: Then I make a motion that we accept the minutes as filed. Sandy agrees and seconds. Rick: all approved? Rick: Nay. Commissioners Debbie and Sandy approve.

Sandy acknowledges Ricks "nay".

New business:

Budget Meeting 3 for Fiscal Year 2026/2027 Monday May 18, 6:30

Open Forum: Action Item: Sandy to put out notices and emails for announcing tree trimming dust control on Iris and mowing at appropriate times.

Justin asks if he can mow down the weeds at the junction of Hwy 20 to the west of our MRE Rd. without getting in trouble. Permission given. It is in the state ROW.

8:40 Meeting adjourned