

Mary's River Estates Road District Meeting

Date: July 9, 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) unable to attend, Sandy Chapman (Secretary), (Debbie Jackson (Treasurer), Community members: None

Call to order: 7:01 By Debbie

Additions/Deletions to agenda: none

Review of minutes/approval: Monthly Meeting June 11, 2026. No changes to the minutes. Sandy makes a motion to accept the minutes from June 11th as written. Debbie seconds. Debbie: All in favor? Debbie and Sandy agree, minutes passed.

Financial Report and Mail:

Debbie screenshares the financials for the FINAL FY25-26 YTD 07/01/2025 to 06/30/2026 and transactions for 06/09/2026 to 06/30/2026. Mowing paid. More interest was received. The CPI bill was debited. See detailed information on YTD and Transaction reports. Annual PO box rental and stamps paid for. Debbie makes a motion that these be accepted as displayed through June 30, 2026. Sandy seconds. Debbie: All in favor? All Commissioners Sandy and Debbie approve the financials.

Review of Action items:

Dust Treatment: Sandy: Dust treatment has been completed estimated on June 11.

Mowing: Mow has been completed and no complaints received.

Tree work: Sandy: New date to finish tree trimming is July 30. There is some left on Tansy and the length of Iris to complete. Action item: Sandy to put out notice at mail box run and on Google groups.

Turnaround project on Tansy: Sandy: She went up and talked with Bryan Whipple. Barb Hartz wanted Bryan involved in the conversation. While talking to Bryan she found out that Bryan knows Barb and conversely that Barb trusts Bryan in his opinion on what needs to be done for the turnaround. I asked Bryan what his thoughts were on the type of turnaround needing to be done. He said he suggested to Barb that a hammerhead turnaround is what should be done. An arch-type drive takes up too much land. Sandy: The hammerhead needs to be 70 feet long by 20 feet wide with 28-degree radius at the junction with the main road of Tansy. It has to have a 75,000-pound compaction density. The driveway where MRERD is wanting to make the turnaround is not at the driveway that is already paved. Bryan said the driveway is to the left of that paved driveway and it has been surveyed. There are white PVC pipes with orange ribbons tied to the pipes. Bryan said that driveway is measured at twenty-eight feet in width. Sandy: The way the property lays, it is somewhat level at the beginning and then slopes down very steeply. There are three trees that would need to be removed, 2 oak and a fir. In talking to James Roush, it was suggested that we get an engineer come and see exactly what needs to be done with the amount of dirt needing to be taken out, the amount of gravel needing to be applied (and the size and type). The final compaction needs to be determined by engineer tools or having a fully loaded dump truck drive over the gravel without leaving any compaction ruts. It is Sandy's suggestion that we have an engineer come and tell us what we need to do to get the job done correctly. This is not just a driveway. Discussion concluded that we would talk with Branch Engineering first to see if they would be available to do the consulting. Then if needed, ask K&D. We also need to have an APPROACH PERMIT through Benton County. So, we have them

also to help get this done. [Sandy makes a motion to hire an engineering company to get the work done correctly. Debbie seconds the motion. Sandy: All in favor? Both Debbie and Sandy agree.](#)

Sandy tried to get in touch with Barb Hartz again, message was left. Barb texted that she was too busy and another try to be done the week of July 13-17. Once we have the specs from an engineer we shall put out for proposals from interested parties. Bryan Whipple gave Sandy his card and said he also is interested in doing construction work.

Shoulder and culvert support repair RFP: Sandy sent an RFP to James Roush Construction. She went out and measured the areas of shoulder that need repairs/gravel added at worn down corners and also along MRE Rd. where the shoulder gravel has not been replaced. "Culvert ingress support" was added to the RFP in regards to placing rocks along the sides, and around the top if needed, of exposed culverts and add gravel to the road bed to make a shoulder instead of a drop-off into the ditch. The shoulder work cannot be started until we get some rain because the gravel needs to be able to be compacted into the existing base. Several other places to be done are the multi-modal area on Columbine, at the top of Iris near Columbine and more.

Culvert and Spring repair on Columbine multimodal area: Sandy meet and spoke with James Roush Construction about the availability of getting asphalt for this project. He uses one company for his asphalt needs and at this late date, and he is going to see if they can make time to do the asphalt. Asphalt companies usually shut down by October because it is too cold and wet to pave. James said that when he was talking to Rick about this project that Rick told him that we were not going to do the culvert this year. In our last two meetings we passed a motion for Rick to get with James for a proposal/estimate. Debbie says that was not her understanding (not to do the culvert). She thought we were doing it and we line item budgeted it. Sandy agrees. So, with Rick being gone and not getting with James two months ago when we passed the motion for him to do that... Debbie says: and now we have an October deadline. James doubts it can get done because everyone (asphalt companies) are probably all booked up. So, we are not going to be able to get the culvert done because it cannot be laid open with bare gravel, or the spring area. There are actually two places with alligator cracking on the multimodal area. One over the crest of the Columbine hill, going downhill on the right. And the second one is further down on the right side closer to Queen Anne where there is actually a divot in the road. Both places have been crack-sealed two years ago, but the alligator cracking has extended far beyond. Question comes up are there two areas of springs? Rick was wondering if it was ok by the county if french drains were used? Sandy sent an email to Gordon Kurtz with BCPW, whom she has emailed previously on other road projects, asking about the ability to use a french drain for the spring area. Gordon sent a return email saying it was okayed by the County to use french drains and described the specs for the french drain per County requirements. It was suggested again by James Roush Construction to get an engineer to determine the scope of work for the project. We do not know where the spring is coming from etc. Debbie asks if we can couple this request with the other request for the Tansy turnaround? Sandy agrees. [Debbie makes a motion that we get an engineering consult on the culvert and spring repair and the alligator cracking on Columbine. Sandy seconds. Debbie: all in favor? Both Commissioners Debbie and Sandy agree. Motion passes.](#) Sandy adds that she found information in previous meeting notes that at the time the multimodal was being paved they knew about the spring and it was just paved over. Debbie adds: and now we need to take care of it. Sandy adds information on the culvert: She spoke with Andy Evan on the phone. He has the property close to where this culvert is. He knows the water flow in that area. There is his driveway culvert. To the left of that is a 12-inch culvert that crosses under the paved Columbine. No more than ten feet to the left of this culvert is the one that is needing to be replaced. Sandy thinks it is 18-inch diameter again going under Columbine. Sandy talked with Andy about this because he was a Road Commissioner at one time and has done some projects. He also has a big drainage ditch with lots of water flow coming off of his property into the ditch right by these culverts. I asked his opinion on what to do about the culverts, replace both of

them or replace the larger one that is broken with a larger 2-foot size? He thought a 2-foot culvert would be adequate. He thought a 2.5-foot culvert would be too large. I agreed. Sandy: The culvert would be set deeper into the ditch and accumulate the extra flow of water both from the right, the left flow coming downhill from Columbine and the water flow from off of Andy's property. In saying all of this, Rick wanted to replace both of the under-Columbine culverts. Debbie adds: an engineer should be telling us what we need there. Sandy agrees. The motion has already been made for that.

Culvert Maps: Sandy is almost done with the culvert maps. She is making a 5-page map of the RD's culverts for maintenance and repairs. Once it is done, she will get the maps to Chris Martin Landscaper for a proposal on clearing out the brush and blackberries at the ingress and egress of the culverts.

Sandy asks opinion on having the landscape company clear out more blackberries along the roadway such as by the corner near Chicory? Debbie says it should be the maintenance of the property owners if it is more than the mower can do.

Mailer received on new paving company: Action item: Sandy to call company and see what the business is all about. She will get mailer from Debbie.

Cleaning of the culverts: Sandy says when we talked about the culverts before we said the culvert cleaning was the property owners' responsibility. She had a thought that since we cleaned out the ditches that the driveway culverts were just "covered ditches" and why is it not the RD responsibility to clean them out. Her thought is in time the driveway culverts will plug up and water will go onto the roads. Debbie says to make a historical guess that it is a permitted thing to build it and understood that it is the homeowners' property. Most do a good job of cleaning them out. Do we think about rewarding the people that don't do it? It may be a major repair for them or they may not be able to get out of their driveway because they did not keep their culverts clear. It is permitted to a certain standard and people should keep it up.

Evaluation of potential asphalt repair and chip seal contractor. Rick (not discussed)

Presentation of budget for fiscal year 2026/2027: Debbie: Since both of the Commissioners present at this meeting were on the budget committee and at the adoption of the budget at the last June meeting and there are no other new community members present, there is no need to redo a presentation. Debbie reiterates that we adopted in the "construction category" \$186,000.00, which includes chip seal if we can find a vendor. Materials and Services was \$75,505.00 and a contingency of \$6,000.00. We are carrying over more cash into the FY26-27 so we assessed a lower tax rate of 0.225/\$1000.00. This was filed electronically with the County.

Debbie to be gone from the area July 16-August 3. Checkbook will be available if needed.

Action item: Sandy to CCB info on contractors.

Meeting adjourned: 7:57