

Mary's River Estates Road District Meeting

Date: August 13, 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, Justin McLeod, James Roush

Call to order: 7:04 By Rick. Sandy adds: on Thursday August 13

Robyn asks that it would be lovely to see Ricks face. He objects that he just got out of the lake, but then opens up his video.

Rick: Okay the minutes for the last meeting. Debbie says that Sandy mentioned she has additions.

Additions/Deletions to agenda: Sandy screen shares the agenda with additions which include:
Culvert ingress/egress cleaning proposal.

Should we schedule fall sweeping?

Should we get new proposal for snow removal?

RFP sent to James for shoulder work.

Discuss Branch Engineering response.

Propose a temporary repair for the pothole on Queen Anne.

Review of minutes/approval: Monthly Meeting July 9, 2026. Debbie saw no changes to the minutes. Rick was not present and has no comment on the accuracy. [Debbie makes a motion to accept the minutes as presented. Sandy seconds. Rick: All in favor? Debbie and Sandy agree, minutes passed.](#)

Financial Report and Mail:

Debbie screenshares the financials for the NEW FY26-27 YTD 07/01/2026 to 08/09/2026 and transactions for 07/01/2026 to 08/09/2026. Tree trimming one day paid. Annual ZOOM subscription paid through 7/31/2027. Two CPI bills were debited due to timing of the FY. Taxes received and interest from LGIP. See detailed information on YTD and Transaction reports. [Debbie makes a motion to accepted the financials as presented. Sandy seconds. Rick: All in favor? All Commissioners Rick, Sandy and Debbie approve the financials.](#)

Ricks asks for review of any mail. Debbie says just the power bills and invoice.

Action Items Continued:

Tree work: Rick: Sandy you can summarize the tree work completed.

Sandy: Yes. She said she did not go see what was done, but talked with him (Luke from Big's Trees Service) and they took down the big dead limb of the oak and the wood is supposed to be laying on the side of the road.

Rick wants to say something and Sandy says yes?

Rick: I dispute the fact that you had to do that, Sandy. I just don't know why you insist on cutting live trees, but you know, you have your thing and next time I will vote against approving the funds then.

Sandy: It wasn't a live tree.

Robyn: The tree is live. The branch...

Sandy interrupts: is dead.

Robyn: Well, I am not sure if it was dead. Oaks are a little bit different. The branch part of it is next to the road, part of it is deeper into the property.

Sandy: Yes, it is right on the edge of the road.

Sandy: Sorry, it looked dead. He (Luke) said it was dead so we took it down.

Rick: I disputed that all winter long, Sandy. Ya know Iris is a pretty special road. It still has a lot of natural vegetation and it's nice to leave it that way if we can. And you insisted on doing it, you got your way this time. And next time, you know, I'll just vote against it. It's that simple.

Sandy: Well, I am sorry you are so angry about it because...

Rick interrupts: I am not angry, I am disappointed.

Sandy: If I thought it was not dead, but alive, I would not have had it cut down.

Rick: Sandy, you brought it up during the winter and I told you that it was...

Sandy interrupts: And I looked at it again Rick!

Rick: I know, I know you said that.

Sandy: And I was with Luke and he said yes, it's dead.

Rick: Okay. I will just vote against it. We don't need to take up any more time. Rick: is there anything more on trees?

Sandy: No

Culvert replacement on Columbine near Queen Anne: Rick: I have no action on that. The same as the asphalt and chip seal contractor.

Evaluation of potential asphalt repair and chip seal contractor. Rick: (Per above) No Action

Rick: You had a number of new items that you wanted to add? Shall we bring them in at this time?

Sandy: Sounds good.

Rick: Ok.

Culvert ingress/egress cleaning proposal: Sandy: I had a proposal from Chris Martin from Canvas Landscape (LLC) He lives down by, at the beginning of MRE on the left side across from the mailboxes. I checked him out on the CCB website and did not find any adverse conditions with his licensing or anything at all. (Sandy did some work and made up an extensive proposal for our worst-case scenario of the ingress and egress of the culverts.) Chris and I took a ride around a few days ago and he was very eager to do more. He saw things that was more than just, he said he wanted to take care of all the culverts. Sandy thought that was fine with what she was seeing because most of the culverts need some kind of cleaning. Not cleaning internally, that is not what we are doing. But just clearing out the ingress and egress so there is proper, better water flow. And also, a lot of the areas have massive amounts of blackberry vines. So, he gave us a proposal to do all of the culverts. Sandy screenshares the proposal from Canvas Landscape. Sandy reads the proposal. Sandy made up six maps for the roads of district with all the culverts placed. With the RFP (instructions) that Sandy sent out (to Chris and the Commissioners) she described clearing the width of the culvert and three feet on each side of the culvert and three feet in front of the culvert. That was especially for all of the blackberries to be cleared a large area because we are not going to be spraying. She wanted a large area to be cleared so we can look at the culverts easily and not have to dig through blackberry bushes. The bid is for \$3,800.00 to do all the work. He has a crew that can do it...

Rick interrupts: He's not clearing the culverts, Sandy.

Sandy: No, that's what I said, it is the ingress and egress. Around the area...

Rick interrupts again: We are a road district. We are not a garden club. And that goes back to what we talked about on the other issue as well. We are here to do things that are for the road and I am not sure that what he is proposing is in our best interests. If the culvert itself is blocked in the middle he hasn't done anything to correct that. If its full of earth, I have not seen many of our culverts that fill up with flowing vegetation. They will fill up with sand at times and getting rid of all of the

vegetation actually can allow more sand to enter into the culvert. If we are going to clean culverts, we should be looking at cleaning culverts.

Sandy: If we are going to clean culverts, we need to clear out the areas at the ends so that they can be cleaned appropriately. We can't get to some of the culverts.

Rick: Ok, then why are we doing just the access and not the cleaning?

Sandy: Because we have to do this first.

Rick: I've never seen where you can't just clean a culvert.

Sandy: When you cannot get to them you can't clean them.

Rick: Okay, then why doesn't he include the cleaning of the culverts in his proposal?

Sandy: We can do that, he can do cleaning, yes. There are quite a few that need to be cleaned. I thought we would go in steps. Take care of this (brush, blackberries, vegetation) first.

Rick: I am concerned we are losing track of what our objectives is. Our objective is to take care of the road and not to try to get rid of blackberries that are irritating us.

Debbie: Rick, we budgeted for this. We budgeted for culvert cleaning.

Rick talking over Debbie: I understand, that's right and I am saying let's clean culverts. That's exactly right.

Sandy: Rick, we cannot get to some of the culverts without doing this job.

Rick: Ok then let's include, our objective is to clean culverts. We are not going to waylay the objective by spending \$3,800.00 on getting rid of vegetation. If we are going to do it, let's clean the culverts.

Sandy: Rick, I have spent hours and hours and hours looking at all of these culverts. Looking at the ingress and egress, looking at all the vegetation that is blocking...

Rick interrupts: Well, I'm sorry that, I thought that we were trying to clear culverts. I really did.

Sandy: We need to do both.

Rick: Ok, I've made my point that we are supposed to be cleaning culverts, if we are going to clean culverts, let's clean them.

Sandy: As far as I am concerned, this is part of the process, taking care of our road district so that we can see the culverts and see what kind of shape they are in. You can't go look at them if they are covered with blackberries and see what kind of shape they are in...

Rick interrupts: OK, how many of them, how much of this, okay. Sandy, again I just say it's not a garden club, we are a road district.

Sandy is exasperated and says "oh my God".

Rick: I look at this proposal and it doesn't talk about cleaning the culvert at all. It talks about getting rid of the vegetation in front of and downstream of it. My position is that sometimes leaving the vegetation there is a really good thing because it tends to slow down and allows the water to flow through and stops the silt. And so, the right vegetation in the right location can be an asset not a liability.

Robyn: asks to say something here. She asks: Do you feel like you have made your point Rick?

Rick: answers: Yes.

Robyn: I think some of the things that Sandy and Rick are actually saying are actually similar. Sandy, you said you could tell that many of the culverts are occluded. Right? They have sand and gravel in there. We routinely did culvert cleaning in the past. It has been a long time since anybody has, as a contractor, cleared out the culverts. And in the process of clearing out the culverts some of those culverts do require cleaning the area in front or on both sides so you can get at them. Is this contractor capable of including clearing inside occluded culverts?

Sandy: He has told me he has some kind of brush that he can clear out culverts, yes.

Robyn: Great. Why don't you see what he would require to add culvert cleaning to what is here (in the proposal)? Because sometimes when you break it down you end up getting a situation where you do just vegetation where you mean to, or do go back to actually clear out an occluded culvert and

the sum of both of them is higher than if a contractor comes in and does the whole shebang. It is possible that we may have to break it into doing the worst culverts first and then doing road by road. Or bad culverts by ok culverts.

Sandy: Ok. Right.

Robyn: Getting the machinery out and getting someone down to look at it, if they are going to go as far as clearing it, if he can see it on google (earth) then obviously you don't have to clear it to know where the culvert is.

Sandy: Yes, he can see where they are. Sandy reviews that she made maps for the culverts in the district (that go under the roads) and spending hours making them.

Debbie agrees that they are good maps.

Robyn reviews about her time with other Commissioners getting information on the culvert on Daisy (that eventually got lost). Robyn transitions into saying that a good RFP worked through by the Board so that there can be common ground.

Sandy says she sent out what she was requesting to be done to begin with, to both Rick and Debbie, with the maps.

Then she rode around with Chris and he suggested more could be done. Sandy then thought to get it all done. She refers to what Rick was saying about being a garden society. And says she is sorry he thinks that. She says she is not (a garden society) she says she is looking at what needs to be done, what she feels needs to be done for the Road District. Reiterating the amounts of blackberries that need to be removed due to the inability of not being able to see the culverts beginning or the end of some of them.

Robyn: But that would be resolved by someone going culvert to culvert and clearing the obstructions.

Sandy: That's fine, if we want to include the clearing at the same time that's fine with me. We can go back and talk to Chris about it.

Debbie: I think I would like to make that amendment, because at minimum we need to include the nine pages of instructions that were given (to Chris at Canvas Landscape) and since he is going to be there, ask what about cleaning (out the culverts). Then he (Chris) can see it or tell. See what he says.

Sandy: Says she knows for the most part, the ones that she has seen which ones need to be cleaned. The ones that you cannot see she does not know if they need to be cleaned.

Rick: Ok, the ones that you cannot see I can go along with. The ones that need to be cleaned, I can go along with. But the idea that we are cutting vegetation for the sake of cutting vegetation can be counter-productive to keeping culverts cleaned. Because the vegetation does slow down the flow of water yes, but it tends to knock down and hold back some of that silt and everything from entering the culvert. So, if we are going to go ahead and get rid of vegetation we are going backwards on keeping culverts clean.

Sandy: It is not getting rid of vegetation. It is clearing them. There is still going to be grass being able to grow. I am not having him go down to the dirt and dig it out, Rick. We need a better flow on a lot of these areas.

Rick: We don't need three feet from the culvert to be able to see what is in the culvert.

Sandy: Asks to explain that again. Because there are so many blackberries they are going to keep growing and growing, a good three feet around the whole end of the culverts and on each side so that we can access, we don't have to worry about it for a number of years to be able to assess these things as time goes forward.

Rick: Are the only culverts that you are cleaning three feet around those that are covered with blackberries or are there more than that?

Sandy: There is one that has a bunch of (1-2inch) trees growing on top of it, they need to be cleared out.

Rick: Well. We don't care to fight the thorns to be able to look at them and I can go along with that. In my mind we should be focusing on cleaning the culverts as opposed to getting rid of vegetation. That's just where I am coming from. So, when I didn't see that we were even cleaning it, yes it did put me in a tilt.

Sandy: I understand your view on keeping some vegetation in the culverts. But again, there is so much vegetation it does impede the flow of the water in many, many places.

Rick: That's ok.

Sandy: It is not ok. For the most part there is grass in 99%, grass or other vegetation in the ditches. So as far as silt, there is very few places.

Robyn: It is encouraging that Chris mentioned a way to clear the culverts themselves. In the past the people that we have hired to do the culvert clearing have been excavators who have equipment small enough to get into them. Twenty years ago, they had to hand shovel out some of the culverts. If he (Chris) has a bush roller that's fabulous.

Sandy: He has some type of brush and he has not shown me how it works. I asked for information to bring to the meeting, but have not yet been given it. So yes, if we want to get these things done...

Robyn interrupts: We can expand the RFP.

Sandy: Yes.

Rick: Exactly.

Sandy asks Rick if he saw the instructions that she made up? They were very detailed, but basically three feet on each side of the culvert from the road and three feet around in front of the culverts for the blackberries. She reiterates what Chris wanted to add with clearing trees that have fallen on top of culverts and other clearings. She felt he was very in-tune to what needed to be done and wanting to be part of taking care of things.

Rick: I think you put a lot of effort into it Sandy, and it is appreciated, but it's just that we want to get the culverts cleaned. That was what the task was and also get those that need to be repaired to look at that as well. Thank you.

Debbie: if I am hearing the summary right, we are going to recontact Chris, make sure that he is willing to clean the culverts that as we discover them, need to be cleaning.

Robyn adds calling it "clear any obstructions within culverts".

Debbie: agrees.

Robyn adding that silt and rocks are one thing, but getting out huge branches stuck in the culverts are another.

Debbie: What if we give a "Not to exceed", (NTE) to Sandy. So that we do not have to wait another month to get this done. If this amount (of the original proposal) was twice this amount?

Rick: Says he would like to see it. Saying \$3,500.00, yes that is a fair number, but he does not think that double that amount is. He would like to know what he (Chris) is going to do.

Debbie: If we have an NTE, then we have an idea. If he comes back with something more than that, we have to stop.

Rick: He (Chris) has not told us what he is going to do.

Sandy: I can get back with him and find out.

Debbie: Then share the information around before the meeting. We do not want to wait another month.

Sandy: No, this needs to be done before it starts to rain or any more water is in the ditches.

Justin: Suggests a NTE \$5,000.00, that seems like a good deal to him.

Debbie: Makes a motion that we do a NTE for \$5,000.00. Sandy: Ok, I will second it. Rick: I oppose.

Debbie: Call for the vote? Rick: All in favor? Debbie and Sandy agree with "Aye".

Sandy: What is it you oppose Rick?

Rick: I think we need to see the proposal.

Sandy: This is just for the amount, yes. We are not going to go ahead without...

Rick interrupts: I would like to see the statement of work, what he says he is going to do.

Sandy OK.

Rick: We are turning these people loose. And I feel like, when I looked at that proposal and I did not see any language about actually doing the primary objective we were trying to achieve which was cleaning the culvert and it wasn't even listed, I felt that we have mis-conveyed what it is we are trying to achieve. So, I would like to see in writing that he is going to clean the throat of the culverts all the way through, not just the entrance and egress. That is what I am after.

Sandy: I understand that and we are sort of at a... I was looking at this as sort of a first stage and then go ahead and do the cleaning. If we can combine it all together, that is fine with me.

Robyn: You can call administratively a meeting just to review and approve or disapprove a proposal. Forty-eight hours is plenty of time within rules for municipalities.

Sandy: Rick why don't you send Debbie and I what your requirements are as far as the RFP and put your thoughts down as what you feel needs to be done. I understand your view on keeping vegetation. That was not going to be the object of quote, "clear all the vegetation". It was just to get a better area open in front of the culverts so it would flow in. So, your view to me, you are looking at black and white and there is no black and white. There is a middle ground in there.

Rick: Well, we will see what we can do.

Sandy: So, send me what you feel is your...

Rick interrupts: It won't come tonight.

Sandy: I will just tell Chris that we have not come to a decision and we need more time.

Sandy: This negativity, I do not want to be seeing this in the meetings. You have your stance and I am not trying to be a hard ass about my point of view or my desire. We just need to talk it out.

Rick: Yep, ok.

Justin: So, I have to go. I will air my stuff next meeting. But ya, this is really frustrating you guys, the headbutting for so much time. It is such a waste of time. I will see you next month and hope everything works out. Have a great night.

Fall Sweeping: Sandy: should we schedule fall sweeping?

Rick: The sweeping might tie into your lane deviation commentary. We typically pair sweeping with striping. The question would be: Do we want to consider going back to having center lines striping in select location such as curves and things like that as we have done in the past? The sweeping has merit, but trying to pair it with striping would be worthwhile.

Sandy: We will have to talk to the striping people because I do not know if we can get on their schedule at this late date. I was not even thinking of striping this year at all because we just did it last year.

Robyn: And it was not a good job and once it is swept there may not be a lot left to see.

Sandy: Right, that might be true and we will just have to wait through the winter.

Rick: So along with sweeping then, should we be looking at striping?

Robyn: Rick, I think it is pretty late to get striping out here. You have to get in the que ahead of time.

Debbie: You can't fix stupid. If people are going to drive across the center of the road going around a blind corner, striping is not going to keep them from doing it.

Sandy adds she got an email from another resident and they almost got in an accident and they said seconds away. And Sandy says seconds, that is how close her accident was. And adds it sounds like with the same green truck.

Robyn says in the past the center yellow line was helpful at blind corners as well as at areas you cannot see ahead over the hills. And she says fewer complaints were received.

Sandy: We need to sweep. I can check to see if we could get some yellow lines put in. That is a whole new issue. The sweeping is for the leaves and that does not go hand in hand for the striping.

To call for striping with the same company was not considered as they did such a poor job. To find a new company now is another research project.

Rick has no problem with getting sweeping done, it just has to be done after the leaves fall. Sandy agrees, but we have to call to get on the schedule. Rick makes a motion that we contact people about the possibility of getting sweeping done. Sandy: for the fall leaves, I will second it. Rick: all in favor? All Commissioners Rick, Debby and Sandy agree. Action item: Sandy to call sweeping company used the past two years (Superior floor and Power Sweep) for fall sweeping.

New proposal for snow removal: Sandy: should we contact the snow plow company again and get another contract for this year? Agreement was heard. Sandy makes a motion to call snow plow people again (PFITS Services LLC) with condition that we determine when deicer should be applied. Debbie seconds. Rick: All in favor? All Commissioners Rick, Debbie and Sandy agree. Action Item: Sandy to call for snow removal contract with PFITS LLC.

RFP sent to James for shoulder work: Sandy: With talking to James the work that needs to be done can't be done until we get some rain and moisture in the ground. James: some of it can be done before we get rain or else there will mud. Such as shaving the high spots off the edge of the road and fixing culvert entrances. James has looked at things. The one culvert that is crushed he will look to see if it may be able to be opened up. And it is difficult to get extensions for cement culverts to fix another one. Alternate methods to fix the area may need to be done. James to get the proposal to us in a few days.

Update on Tansy Turnaround: Sandy did speak with Barb Hartz again and she has not gotten back for another conversation. She still wants Bryan Whipple to be involved in the discussion and (Sandy's thought is maybe even do the work). (Barb has not stated what specific involvement she wants Bryan to do.)

Discuss Branch Engineering response. Last meeting Debbie and Sandy approved to get an engineer to help with the planning of the turnaround and also the spring area and culvert on Columbine. Branch Engineering was going to get me together with their civil engineer department and has yet to do so. The CCB site has been checked for licensing of Brian Whipple and no negative results were found. It has not been determined that he is going to do the work either.

Propose a temporary repair for the pothole on Queen Anne. Sandy: TR came over to talk about the pothole on Queen Anne and suggested that the pothole be at least temporarily fixed with a slurry of quikrete concrete mix. He has fixed a pothole on his driveway and it has held up well. Group discussion: After discussion of the need to get the pothole repaired and doing something is better than leaving it unrepaired, consensus was that it would be worth a try to get it repaired. The work to be taken at the risk of the participants. In the past there was an arrangement with SDAO with listing volunteers because of liability related to volunteering. Suggestion that a waiver be drawn up that the work would be at your own discretion, at your own risk, with the road district not being held liable.

Speed Problems: Rick brings up the point that we have had the flashing signs (from the Sheriffs Dept.) and committees and interest in buying our own speeding signs. We can open it back up for submitting ideas on what people want to do.

Sandy: Owen sent her an email with info on the flashing signs and it was "not that expensive". She also did call the Sheriff about getting their flashing speed sign out here.

Rick: If we get one that actually records the event so that we can... If one of the things that dictates how well they patrol is the patterns of the drivers, and we find that 60% of our drivers are driving in significant excess of the speed, we can take that to the County and get increase on patrol.

Sandy: That is one of the things the Sheriffs Dept said, they just thought this was a quiet road district. I told them no, we have people speeding here all the time. Sandy to follow up again. Rick to get out past information.

Sandy says if we had a camera (with the speed sign) we could get the data. And put up a sign "you are now on camera". To be brought up at next meeting.

8:09 Rick moves that we adjourn. All Commissioners Rick, Debby and Sandy agree.