

Buckskin Heights Road Association
MINUTES for Wednesday, June 6, 2022
Zoom Meeting • 6:30 pm

ATTENDANCE:

Board Members: Brian Abbott, Glenn Heeney, Allan Heese, Luke McOmie, Dan McQueen, Sue Weber

Community Members:

Community Members: Mary Arnold, Erik Dolph, David Gaudio, Ruth Heese, Kathy & Jim Hingtgen, Cameron Louie, Mike Lowe, Max McGowan, Mark Mettler, Paul Rutt, David & Cindy Smith

CALL TO ORDER, WELCOME/INTRODUCTIONS, QUORUM:

Glenn Heeney called the meeting to order with a quorum present at 6:30pm.

APPROVAL OF AGENDA:

Brian Abbott made a motion to approve the agenda. It was seconded and **approved**.

Community Input:

Eric Dolph raised issues related to testing the equipment the Road Equipment Evaluation Group (REEG) is researching. See Old Business.

Secretary's Report: Secretary Luke McOmie made a motion to confirm the email approval of the minutes from the May 4, 2022 BHRA Board Meeting as distributed. It was seconded and **approved**.

Treasurer's Report:	Checking	\$43,440.85
As of June 6, 2022	<u>Savings</u>	<u>\$5,006.83</u>
	Total	\$48,447.68

1. Treasurer Sue Weber reported that 64 of 67 properties paid; 3 are delinquent. Hopefully all will be paid eventually; if not, liens may be filed after July 15. She noted that delinquent owners have neither voice/vote at any Association meetings.
2. There was no substantive change to projected budget approved May 4, 2022.

Road Report: None

Gate Report/Security: None

Fire Committee Report: Glenn Heeney reminded members about the fire restrictions; and the importance of trimming trees and ladder fuels on properties, and helping new neighbors learn the way of the mountain to keep us all safe.

Old Business:

1. Damage repair to Raccoon Dr from overturned concrete truck.
 - a. Max McGowan inquired about kind of repair anticipated and timeline. Glenn Heeney has been in contact with the company. They have agreed to pay for delivered materials to repair the road. Glenn will spread the materials.
 - b. Jim Hingtgen expressed concern about the company not responding or doing the work. Kathy Hingtgen has sent emails to Board twice and hasn't received a formal response. Glenn apologized for lack of response and committed to resetting expectations with the company and "will fight that battle" with them.
 - c. Max McGowan has a jumping jack compactor that can be used in the repair if needed.
2. Update on 2022 road maintenance priorities with input from the Road Equipment Evaluation Group (REEG – Mary Arnold, Erik Dolph, Keifer Jacobson, Mike Lowe, Max McGowan, board liaison Brian Abbott) and other community members.
 - a. Eric Dolph (REEG coordinator) stated that REEG is looking for support for a demonstration of the Road Groom tow-behind on Friday, June 10 by the Kansas sales representative. Sue Weber made a motion to approve the Road Groom machine demonstration anytime during the next month, with coordination with Vice President. The motion was seconded.
 - Eric stated that REEG has identified several budget friendly options, including the Road Groom. Mary Arnold has been in contact with the sales person regarding the demonstration.
 - Allan Heese stated that we should have the demo sooner than later to not interfere with planned road work already approved by the Board. Glenn and Brian Abbott suggest that Board members be available to observe and film the demo. Max McGowan stated that the road won't need to be closed, just a notice to members via GroupsIO. Dan McQueen stated that membership needs 24 hours' notice if at all possible.

- Sue Weber asked REEG members to confirm liability insurance for the demo. Max stated that Mary has been in contact with the company and will confirm. David Gaudio re-emphasized the need to check with the Association's insurance before the demo.
- b. Dan and Brian recommended that we amend the motion to approve future unknown options as well. Sue pointed out that our Bylaws require that the Board must approve specific road work, not unknown future options. Brian wanted to make sure we enable REEG to come to us with new suggestions as well. Eric stated that REEG is happy to work through the board for suggestions/recommendations. Glen stated that the board should approve each option as they come versus open-ended approval; the Board can do so quickly between meetings by email if necessary.
- c. Kathy & Jim Hingtgen would like to see the video from the provider; Sue will post URLs to GroupsIO:
 - Road Groom website is <http://www.roadgroom.com/equipment/>, with videos of their larger models linked from their homepage at <http://www.roadgroom.com/> and also at https://www.youtube.com/watch?v=BvkqE_SyvH-I and https://www.youtube.com/watch?v=u-IL_Zugrf4



- d. The motion as originally stated was **approved**.
- e. Allan asked for and got volunteers interested in observing and documenting the demo on video. Suggestions for good places to do the demo were at the very bottom of the road where it's flat (marker 0-2), the steep S-curve (marker 8-10), below the mini cooper house (marker 16-17) and in the meadow S-curve (marker 26-27). Other areas may be tested depending on actual conditions during the demo.

- 3. Chemical application test to stabilize road base
 - a. Sue Weber raised the issue of the application of chemicals to test areas approved at the May 4 meeting.
 - b. Max McGowan wanted to make sure we do additional research about the chemical process and longevity and wanted to make sure that it happens before the demo of this moves forward. Members need a chance to see and approve/be aware of the proposed expenditure around the chemical additives. The chemicals may not last long and will still need to be graded/reapplied. At budgeted \$10K application (current budgeted maximum, actual cost unknow) we need to see the clear success and budget to support this project.
 - c. Allan Heese pointed out that the purpose for testing the use of chemical additives is to prevent the tough areas from breaking down so quickly (e.g., the steep curve above the sign and below the windmill house, marker 8-10). Brian Abbott noted that there was lots of discussion about how/why we are looking at the chemical additives in last board meeting and recommends that folks review the last notes from the board. We need to try to figure out what is best for the long-term plan and best ways to make our money last longer/better.
 - d. Allan Heese acknowledged that new board will be in place in September but asked "when is going to be a better time?" We have a windfall currently and won't likely have the money at another time. \$10K is possibly an overstatement; we won't know until we scope it. Foster has used the chemicals on Storm Mountain with excellent results for several years; he thinks it will work on our bad spot(s).
 - e. Sue Weber pointed out that the yearly application of recycled asphalt has proved cost and performance effective to maintain the road in many places over the last decade; it continues to provide demonstrated improvement. No matter what new methods are to be tested/used, we need to continue to apply recycled asphalt road base and grade.

- f. Ruth Heese raised questions about how long the chemical treatment will last; the membership wants a bigger discussion about it. Speed destroys the road, so collectively we have significant control over rate of deterioration. She supported ongoing application of recycled asphalt for key road problems.
- g. Max McGowan urged that any significant alternatives/deviations from standard road maintenance get discussed with the membership before spending the money with details to show the value and return on investment. He urged that we contact Storm Mountain to find out efficacy and cost of their use of chemicals for road stabilization. Board members agreed to do this.
- h. Erik Dolph agreed that applying water is good as it helps pack and hold the materials. REEG is investigating water application options.
- i. Allan Heese made a motion to eliminate the chemical application portion of the summer road plan until after the annual meeting. The motion was seconded and **approved**.

New Business: None

Executive Session: Glenn Heeney made a motion to go into executive session at 8:21pm to discuss actions on delinquent dues and GroupsIO issues involving individual Association member(s). The motion was seconded and **approved**.

Adjournment: Allan Heese made a motion to move out of executive session and adjourn the meeting at 8:30pm. The motion was seconded and **approved**.

Respectfully submitted,

Luke McOmie, Secretary