

5 Road Repair Projects

Resolution of the High Lonesome Ranch Estates Property Owners Association Board of Directors

WHEREAS, the Common Area Committee (CAC) has prepared a plan based upon their firsthand evaluation of five reported road issues on **October 10, 2026**, titled *"Evaluations and Recommendations for Five Roadway Issues"* that identifies sites experiencing degradation due to drainage erosion, sediment accumulation, and water runoff; and

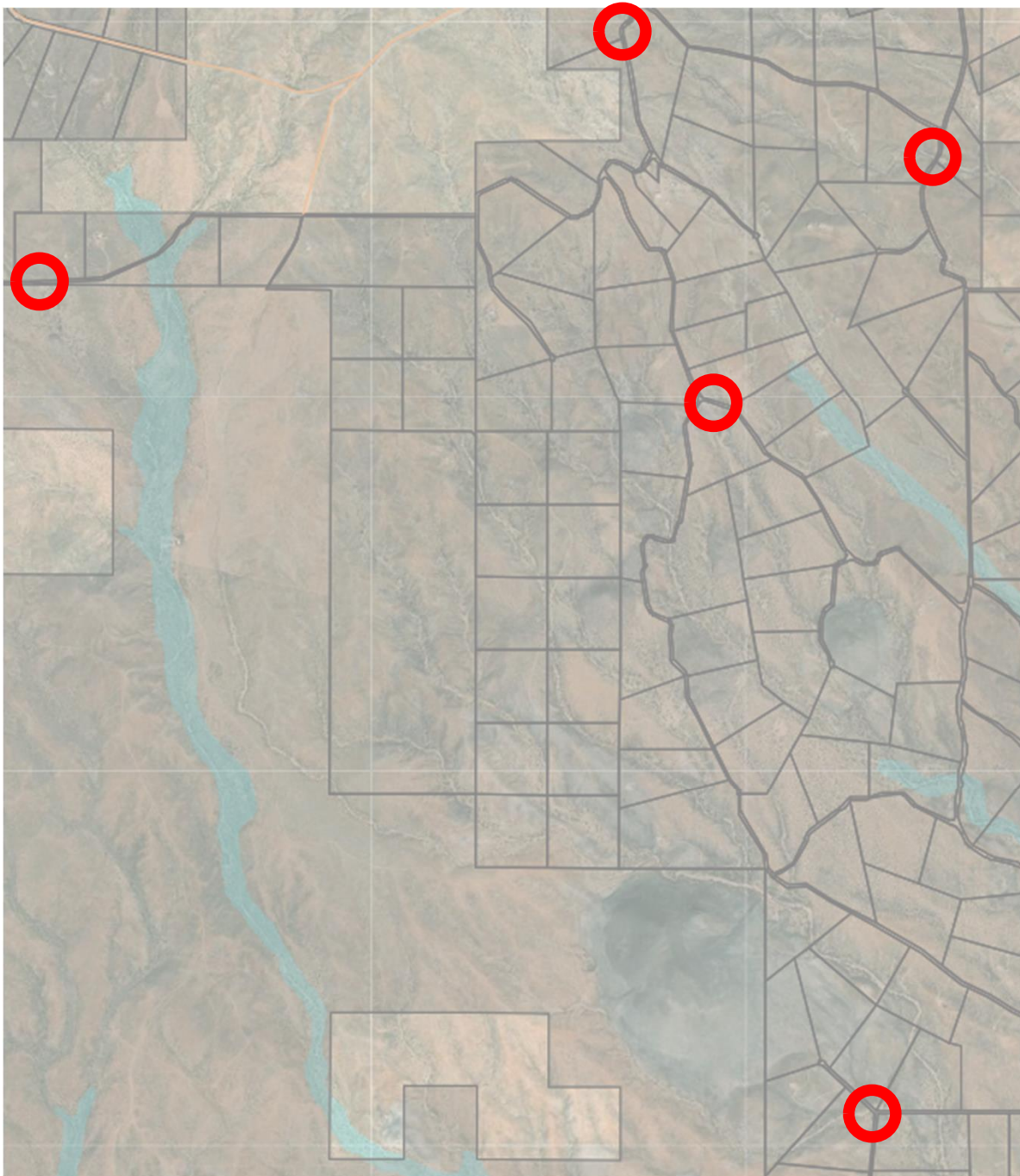
WHEREAS, the CAC recommends cost-effective remedial actions combining volunteer labor and professional grading services to mitigate these issues;

NOW, THEREFORE, BE IT RESOLVED that the board of directors approves the five road-repair projects and that the Common Area Committee is authorized, within budget, to execute the recommended fixes:

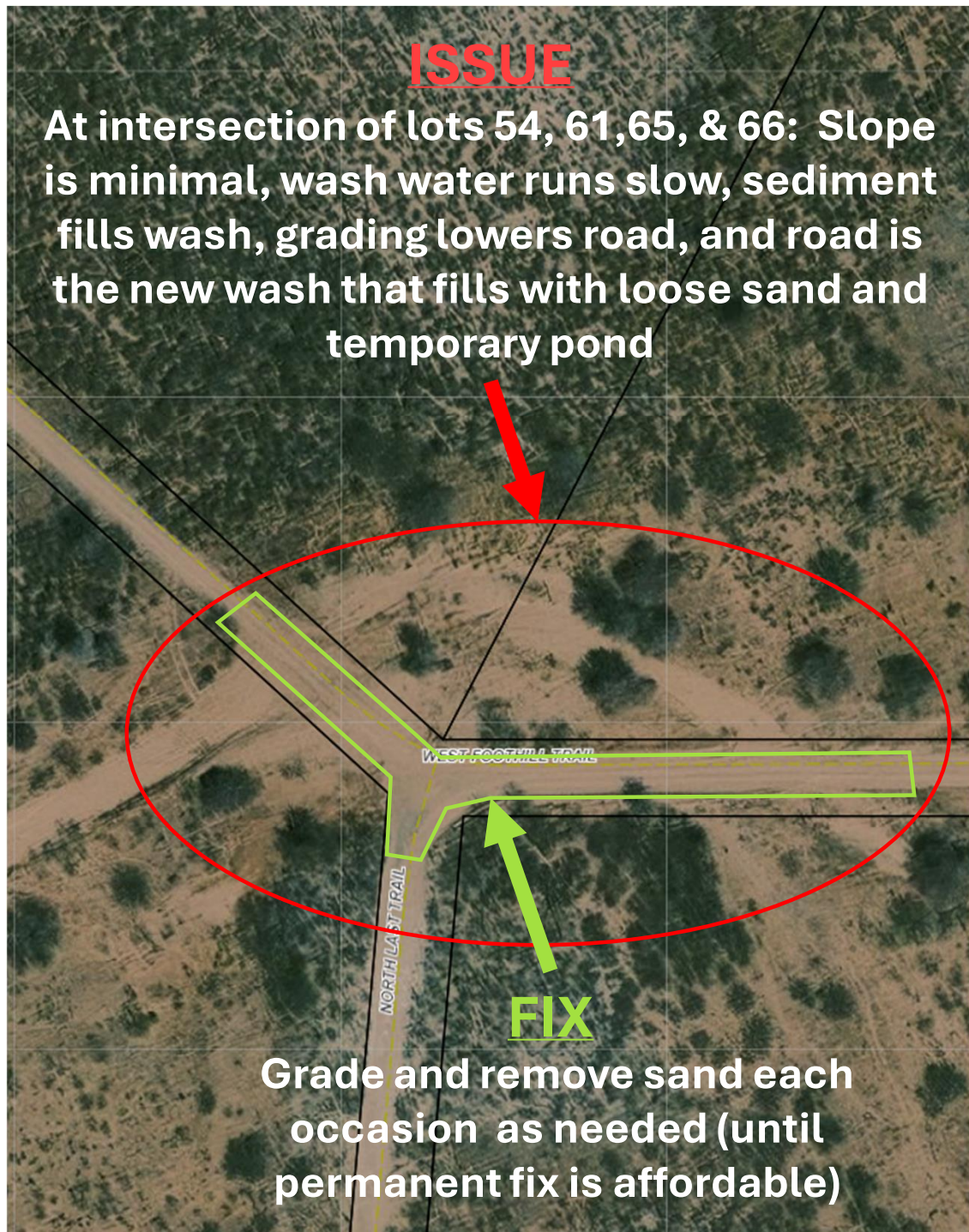
- **Foothill-Last Trail Intersection:** Temporary grading and sand removal (\$250 to \$1,250 depending on volunteer or professional equipment delivery).
- **Stagecoach Cut-Back (Lots 21-23):** Drainage cut-outs and cut-back filling using a professional grader (\$380).
- **HLR Road Cut-Back (Lots 110-111B-123):** Diversion digging and wash filling via volunteer labor (\$200), subject to lot owner permission.
- **Legend Ditch (Lots 118-119):** Cutting a new drainage ditch using a professional grader (\$190).
- **Reata Ditch (Lot 131):** Installation of a 5-test "step" water bar system (\$380 to \$400).

Evaluations and Recommendations for Five Roadway Issues

The Common Area Committee met for first-hand review of five issues (marked on the map below) that were chosen based on severity and rate of degradation. Several fixes were discussed for each issue. Following are the consensus evaluations and recommendations of the committee.



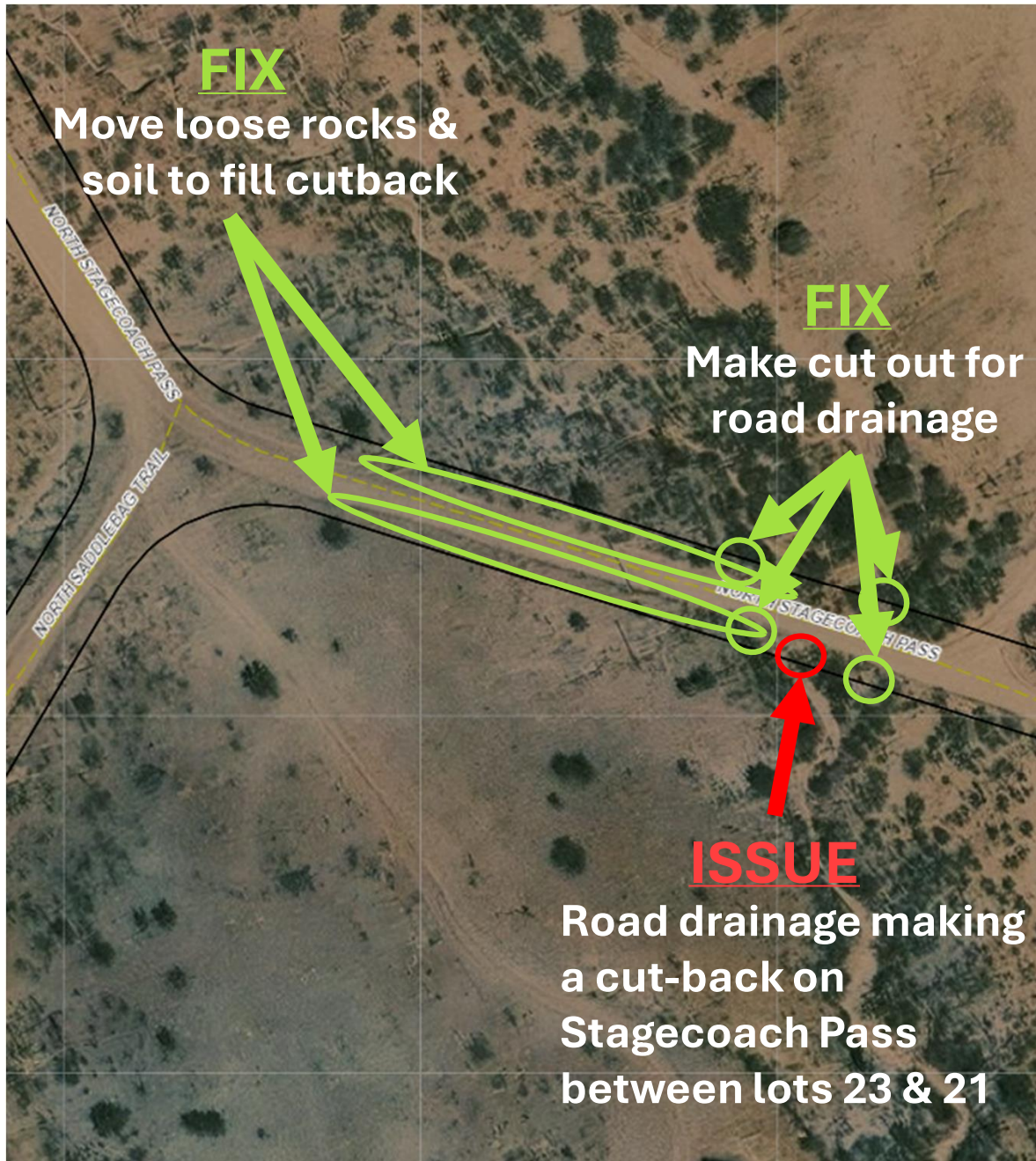
Foothill-Last Trail Intersection



Long-term issue. Proposed fix estimate > \$90K (years ago and may or not be a permanent solution). Discount fixes have caused side-effects sometimes making issue worse. For now, grade when needed, using volunteer(s) when available and/or schedule professional grading for earliest possible date.

Cost estimate: \$250 to 1,250. Labor \$250 (5 vol hours) or \$1,250 (4 pro hours plus delivery)

Stagecoach Cut-Back at 21-23



Steep slopes both from east and from west cause fast-water-flow erosion on south side of Stagecoach, just east of the culvert, that is creating a very deep cut-back that is eating into the road. Recommend cut-outs east and west of the issue on both north and south sides of the road to divert water away from the road to stop erosion, and filling the existing cut-back by filling it with loose rock and soil from both north and south edges of the road west of the issue; all using pro grader when available without added delivery charges.

Cost estimate: \$380 (2 pro hours, scheduling to avoid delivery)

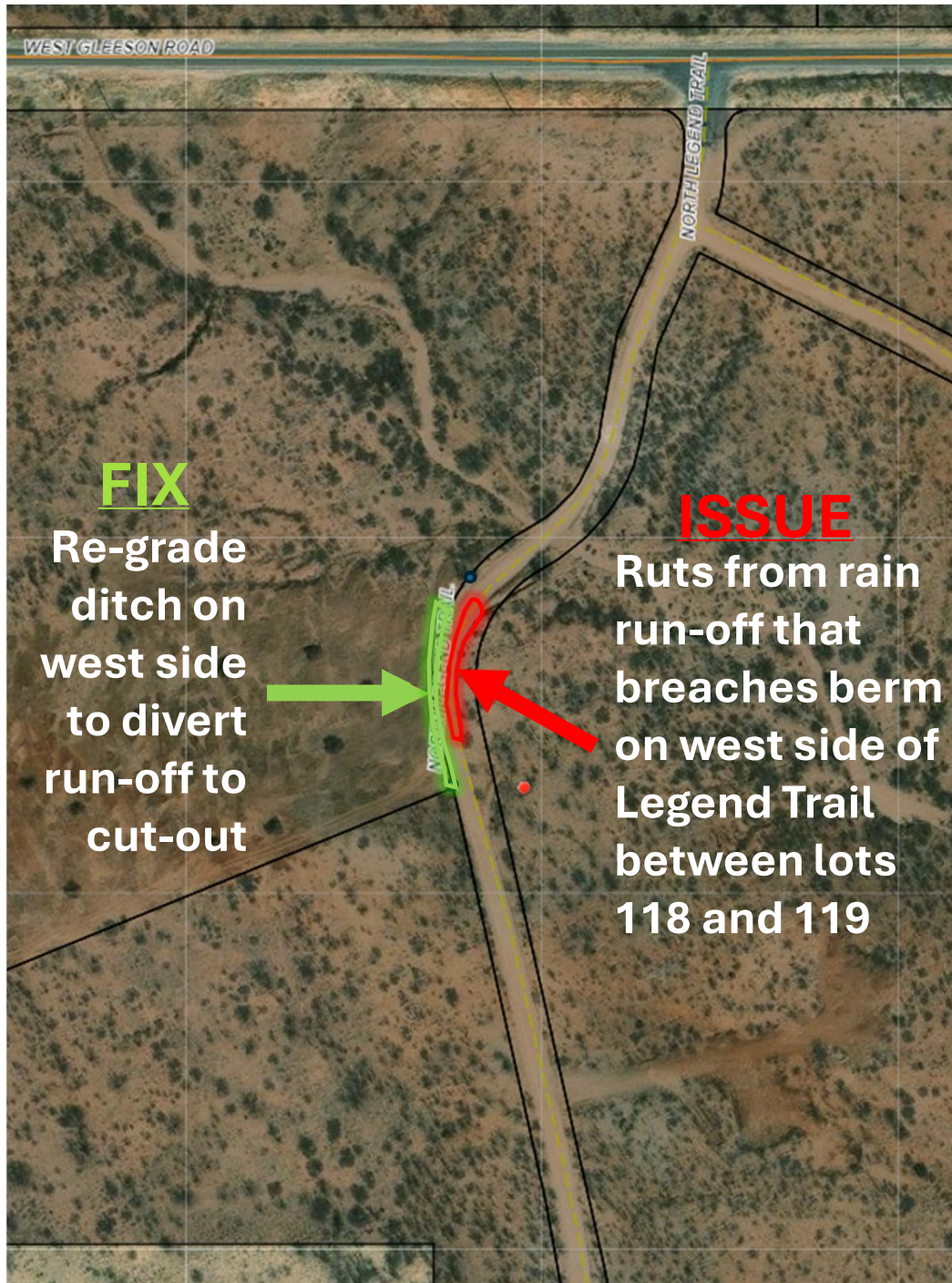
HLR Rd Cut-Back at 110-111B-123



The 'established' wash suffers routine damages – minor erosion and loose sand. Very heavy rains overflowed 'established' wash to create new, parallel wash just south where soil is more vulnerable to erosion. Other drainage that once ran to the 'established' wash now flow to the new wash. Less-than-heavy rains now cause deep cutbacks eating into HLR Rd from east to west. To date, volunteers have filled and dragged the cutback on each occasion. Recommend upstream filling of 'new' wash and cutting (restoring) other drainage back into the 'established' wash using volunteer labor – provided owner give permission. Without permission, continue volunteer fill and drag when needed, or pro repair as quickly as possible.

Cost estimate: Labor \$200 (8 vol hours)

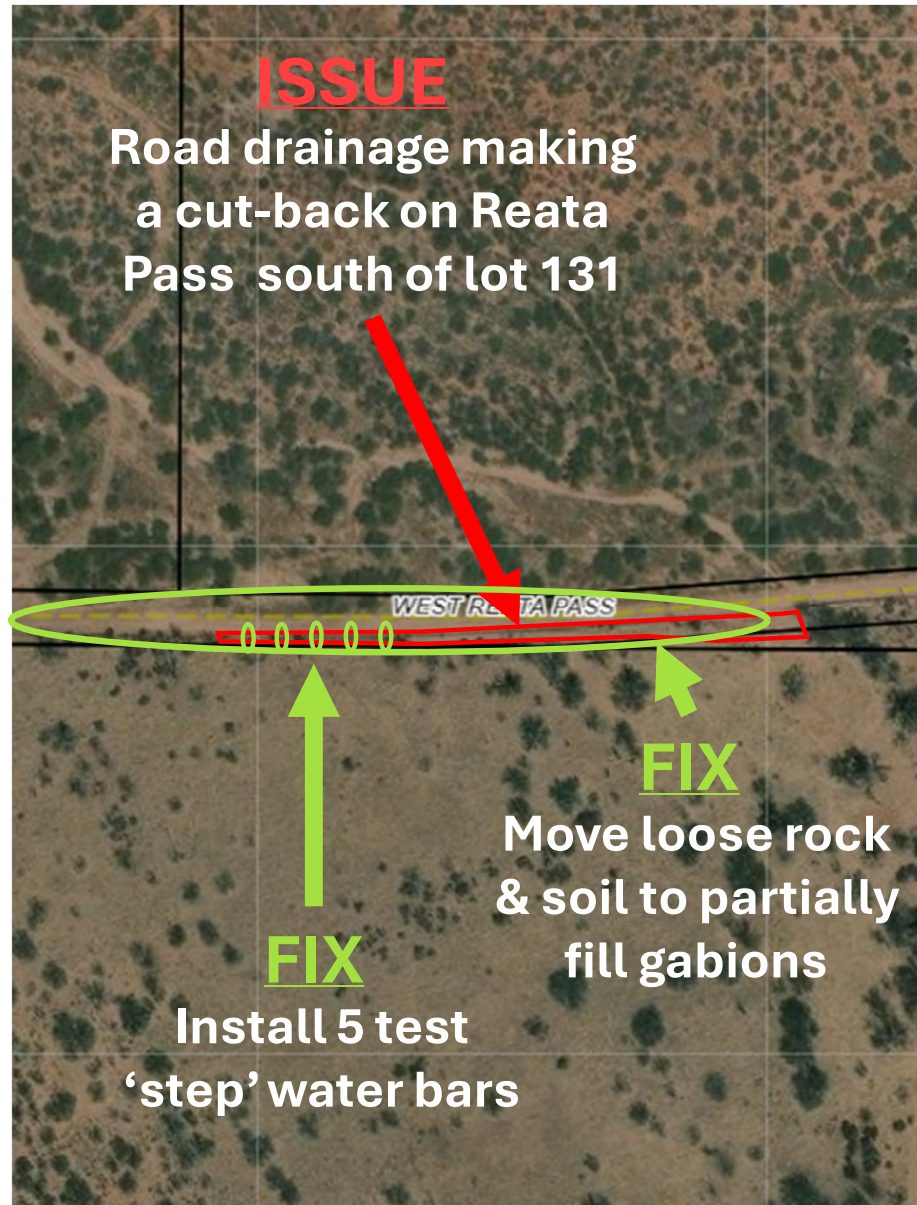
Legend Ditch at 118-119



Run off from lot 118 cuts ruts across Legend Trail because the drainage ditch on the west side has filled with sediment. Recommend cutting a new ditch from the southeast corner of lot 118 going north to the existing cut-out using professional grader when delivery costs can be avoided.

Cost estimate: Labor \$190 (1 pro hour, scheduling to avoid delivery)

Reata Ditch at 131



Very deep cut near south side of Reata caused by steep slope, fast water draining west to east. Geo-tech and single gabion ineffective – water cut around them. Recommend trying a 'step' system to slow the water, placing 2xRR-tie water bars at shallow drop intervals. Begin with a test of 5 water bars starting on the west end of the issue area.

Cost estimate: \$400 to Materials \$300 (\$30 per railroad tie) and Labor \$100 (2 vol hours) or \$380 (2 pro hours, scheduling to avoid delivery)