

HIGH LONESOME RANCH ESTATES

PROPERTY OWNERS ASSOCIATION

ROAD COMMITTEE MEETING MINUTES

Date/Time: 22 March 2021/7:00 PM

Location: 10647 N Stagecoach

Attendees: Keith Stanford
Nate Tribby
Todd Miller
Steve Crosby
Randy Kling

The group began the meeting with a quick review of the committee charter (atch). Discussions then turned the current and past practices of road committee, with focus on what to carry forward and what to change. Desires were expressed for more efficiency via competition, more targeted and responsive maintenance, and more attention on preventive long-range measures. Various approaches were for these objectives were described, but no decisions were made. Steve Crosby offered to contact Dustin's Grading LLC to get additional detail on the interactions between the association and the current grader, and to get a better understanding of from both sides' perspectives on the significant factors that impact the processes and interactions between contractor and customer. Others present will seek to find other potential contractors for our road maintenance so that alternatives can be considered in the future.

Tasks: Steve Crosby to converse with current contractor to better understand parameters.

Other to seek additional contractors who may be interested in bidding.

Next meeting: 6 April at 1630 at 10647 N Stagecoach

Road Committee Duties

- Provide safe and secure roads for the property owners.
- Preserve the value of each property owners investment.
- Maintain the infrastructure as needed.
- Be financially prudent when contracting for both current road expenses and long term repairs and maintenance.
- Maintain the natural environment that attracted us to the community.
- Periodically drive the roads within HLR to check for and make note of any trouble spots.
- Keep a record of any information received from property owners regarding suggested repairs or emergency situations.
- Report any emergency situations to the BOD immediately at: admin@hlrpoa.com
- Be familiar with the 'Road repair projects' list.
- Suggest re-prioritization as needed based on any changes or current information obtained.
- Obtain estimate of repair prices for the trouble spots on the road repair projects list.
- Be prepared to present any recommendations for repairs to the BOD at each regular BOD meeting.