

Hills of Neskowin Special Session Board Meeting
8/15/22 via Zoom

All Board members present, approximately 10 additional community members tuned in to listen

President John Metschan called meeting to order at 18:05

As a matter of introduction, John reminded board of the info previously sent out, with site maps and photos of the erosion damage, the difficulty in getting bids after contacting many contractors, and the urgency of the project. This introduction addressed many of the concerns submitted in a letter today from a concerned community member.

Lowell Brown filled in more detailed information and also shared a letter received from Jason Morgan, who did the survey back in 2013. (see Attachment)

After some discussion as to procedure (mail vs. email for both delivery and incoming votes) Doug formally called for a vote by the board to move forward and present this to the membership for a vote. Brian seconded and all members of the board voted in favor.

Action items:

John will confirm with counsel as to procedure for an email vote. It was noted that we have one member who will receive a hardcopy ballot regardless, for lack of an email address.

Carol will prepare a ballot, based on models of previous elections that required special assessments.

Brian will continue to be our communications expert and further research our Zoom account and its capabilities.

Meeting was adjourned at 18:35

Attachment

Good afternoon,

I received the documents and photographs.

First off, erosion this year will determine on the rainstorms. But as the slopes degrade and the culverts fill, the damage from the storms will get progressively worse.

The photos you sent show very poor conditions, especially the plugged culverts.

Therefore, I recommend having the work done soon.

Clean the culverts and the ditches above and below. The apron below the culvert will help prevent erosion. An apron above the culvert will help prevent clogging.

We normally like vegetated ditches because it prevents erosion and slows the water down. The County has been very concerned with this lately.

If the water is overflowing, other measures are needed to increase the flow. Lining the sides and bottom will stop erosion and increase the flow rate. It will just be critical not to cause damage downstream.

The methodology seems appropriate.

Extending the concrete apron side wall protection makes sense where you show in the photo.

Protecting the outfall is good, but also protect the inlet to the culverts also to prevent erosion and soil from entering the culvert. The same method will work, or at least use cables instead of dirt or gravel.

One photo shows the bank protected with concrete to secure the roadway. I would continue that to near the culvert to prevent erosion of the bank. The protection on just the bottom will not secure the slope

One proposal mention rip-rap on the sides, the other mentions concrete.

Pricing is hard for me to judge. Cost have changed a lot lately. I prefer to get multiple bids, based on the same work – It looks like you did talk to multiple contractors. I know everyone is so busy.

I hope that helps. Feel free to call me tomorrow.

Jason Morgan, PE
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