

Road Committee Recommendations

August 2015

Road Committee members

Pete Dames- Chair	Jason Wainscott
Jim Millar	Jerry Barney
David Van Schoik	Bruce Wash
Mike Weisbrod	Tom Goldschmidt
George Schneider	Ted Blaney

Road Committee Report

The following is a brief summary on the history of the roads at Elk Lake:

- Prior to 2008 we had a maintenance person who maintained and repaired the roads and in general kept the roads in decent shape.
- In 2008, a complaint was lodged with the EPA regarding dust, we were found to non-compliant with the fugitive dust emission regulation. Potential fines could be crippling, so the board decided to go forward and ask for a \$1500 assessment to chip and seal the roads.
- The chip and seal failed shortly after application, and the Board decided to take legal action on the company that performed the chip and seal.
- In 2009, lawyers recommended that we do as little as possible to the roads, so as not to jeopardize our legal position.
- It later became evident that we would not be successful legally in seeking restitution from the company that did the chip and seal work.
- In 2010 Bruce Wash did a test section of road from the hairpin turn to the Dam at a cost of approximately \$100,000.
- Later in 2010, the board asked for an increase of \$400 in dues. Dues from 2000 to 2010 were \$600 a year. A large portion of the dues increase was to be set aside for a long term solution for road improvement.
- The request for \$400 failed and later a \$200 increase passed in 2011.
- From 2011, until this year, we did not have a dedicated maintenance manager at Elk Lake. Certain sections of the road were repaired during this time however, the remaining roads in general deteriorated.
- During the period from 2011 through 2013 much of the budget for the roads was used to clear trees and brush, ditching, replace 48 of the 50 culverts, and some work on Williams's hill, and Deer Lake hill. This work was necessary to be completed, prior to any road reconstruction.
- At the May 2015 board meeting a Road Committee was created. Members of the Committee are: Pete Dames, David Van Schoik, Jerry Barney, Jim Millar, Mike Weisbrod, Ted Blaney, Jason Wainscott, George Schneider, Tom Goldschmidt, Bruce Wash
- A survey of the members was conducted about a dues increase to support road improvement. 65 of the 150 survey handed out were returned. 62% supported a \$200

increase or #2 which was to rebuild 5 miles of roads. 45% supported #3 which was rebuild roads, regrade hills at \$300 dues increase.

Road Committee Recommendations

The committee has held four meetings to date. As a committee, all agreed that our recommendations be a long term fix that we would not have to constantly revisit. We are unanimous in recommending that the roads be rebuilt in the same manner as the test road from the hairpin turn to the dam with some type of dust suppressant applied to the road. The following are more specific recommendations:

- Rebuild the roads designated with the heaviest traffic, to the standard of the road built 6 years ago from the hairpin turn to the dam. Rebuild the remaining roads to an acceptable standard. Estimated cost is \$579,307 **(see attachment A)**
- Apply dust suppressant annually or as needed to the designated high dust areas.**(see attachment B)**
- Budget monies annually to maintain the roads once built.
- Rebuilding of the roads will be in the form of an assessment. This will be the rebuilding costs.
- Budget \$70,000 a year for maintenance and dust suppressant. This will be the operating costs. Approximately \$40,000 for dust suppressants costs, plus \$30,000 estimate for gravel and additional maintenance. The committee's recommendation is for a \$400 assessment a year, for five years for the rebuilding of the roads. These funds are designated as roads only.
- Budget \$70,000 annually for dust suppressant and maintenance of the roads.

- Have Bruce Wash do the work.