

Dilley Ranch POA Road Committee

Meeting Minutes August 12, 2022

Attendees:

Alex Wilcox, Chairman
Paul Picou, Member
Dave Freeburg, Member
Mike Scott, Member
Claire McCutcheon, Guest
Rusty Caldwell, Contractor

The Road Committee met at the home of Alex Wilcox. The meeting was called to order at 8:15 am.

Introductions were made between all attendees. It was discussed that the members of the committee had toured the Dilley Ranch roads and that there were three (3) items above and beyond the regular maintenance that need to be completed.

It was brought to the committee's attention that regular grading may be delayed due to a road grader issue. Alex presented a map of the entire Dilley Ranch to Rusty. For regular maintenance, the committee requested that Rusty start re-establishing crowning of the roads.

The #1 issue is a big project. There is a 6' x 8' x 20' crater on Elk Trail on the northeast side (McCutcheon). It was suggested to drop boulders and dirt to try to mitigate the drainage instead of re-engineering the area. Also, the other side of the culvert needs to be cleaned out. The erosion is working it's way under the road, so there is the possibility that the road could collapse. The committee requested that Rusty prepare a separate bid for this project to present to the Board of Directors.

The #2 issue is on Tibby Trail by the Lawrence property. There is only one culvert and the water flows from 3 different directions. There would need to be 2 additional culverts (diagonally placed approximately 45 feet) in line with the south side of the "corkscrew" ditch. Clean the present ditch culvert and place rip rap. The committee requested that Rusty prepare a separate bid for this project to present to the Board of Directors.

The #3 issue is on Dilley Road. The road needs to be widened and the ditch refined for approximately 200 feet near the King driveway. We are limited on what can be done due to the Century Link pylons on either side of the road.

General maintenance was discussed, including grading by Lots 20 & 21. It was discussed that this winter the committee will put together a 3-5 year plan for Rusty. The group decided to physically inspect the areas of #1 and #2 issues.

The meeting convened at 9:05am. Members of the group then toured the two areas and discussed possible solutions.

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