



Four Hills Ranch POA Board Meeting

May 22, 2019
Conference Call

ATTENDANCE:

SHERRIAN BLOOMQUIST (By Phone)
KIM SHUEY, VICE PRESIDENT (By Phone)
TONY KACK, TREASURER (By Phone)
DENNIS VAN ROEKEL, SECRETARY (By Phone)
THAD JOHNSON, DIRECTOR (By Phone)

ABSENT:

TOM MAKOFSKE (Alternate)

Call to Order

Meeting was called to order at 5:01pm by President Sherrian Bloomquist.

Agenda Item: Road Repairs

- Discussion:

- Over the past three months, the Board has gathered extensive information on options available to repair the extreme damage that occurred as a result of heavy rains and snow melt in 2019.
- Based on the Board's research, the Board focused on five (5) options:
 - Option 1: Low Water Crossing: This is the least expensive since it only involves blade work and can be accomplished quite quickly. However, before culverts were installed, access the ranch was often be interrupted for owners by water flow in the crossings.
 - Option 2: Low Water Crossing with Concrete: The cost of this option is loosely estimated to be somewhere in the range of \$70,000 - \$90,000. Since FHR's road contractor's license does not allow him to do concrete work, the POA would need to hire a licensed concrete contractor and an engineer to design the project to ensure successful implementation.
 - Option 3: Install Culverts to Prior Status: The culverts worked well in "normal" but were inadequate to handle the increased flow experienced last year. Restoring the crossing to its previous status creates the possibility that in another exceptional year, culverts could be washed out and FHR would again face the same repair costs.
 - Option 4: Installation of Culverts and an Overflow: This option calls for the installation of three (3) culverts and an overflow. Last year, the culverts washed out when the water flow is so great that the water flowed over the culverts and roadbed. This option calls a low water crossing (overflow) in the road to be installed so that if the water level ever rose to near the top of the culverts, water would then be diverted around the culverts to the low water crossing (overflow) thus never allowing the water to flow over the culverts and roadbed.

- **Option 5: Install Six (6) Culverts:** This option calls for the installation of six (6) culverts in the W. Bright Sky Crossing and no overflow. Considering water flow in both normal and exceptional years, the intent of this option is that the additional culverts could handle the increased water flow in normal years as well as exceptional years.
- Supported by the large number of email exchanges over the past three (3) months, Board members discussed the conclusions they had reached based on the information received and the extensive email exchanges. Following the discussion, the Board took the following actions:
 - **Motion: To approve Option Five (5) for Road Repairs.**
 - Moved by Thad Johnson, Seconded by Kim Shuey
 - **Motion passed unanimously by voting members.**
 - **Motion: To approve the installation of six (6) HDPE dual wall corrugated plastic pipe culverts, 30' in length and 36" in diameter. Further, the pipes should be flared on both ends.**
 - Moved by Thad Johnson, Seconded by Kim Shuey
 - **Motion passed unanimously by voting members.**
 - **Motion: To approve Up To \$55,000 from the Operating Reserves for the additional resources needed for Road Repairs.**
 - Moved by Thad Johnson, Seconded by Kim Shuey
 - **Motion passed unanimously by voting members.**
 - If all funds approved are utilized, the Operating Reserves balance would be \$127,174 representing 114% of the annual Budget
- **Nest Steps**
 - Request a bid for the Painted Rock crossing – adding at least one more culvert and raising the roadbed level 12" – 18".

Meeting was adjourned by President Bloomquist at 5:56pm.