

GC POA Infrastructure Committee

Report of Meeting - July 24, 2014

Present: Les Stuewer, Frank Arnold, Joe Gannon, Paul Elstro, Rick Solares, Sam Gall, Roy Thornton, Doug Frey

Absent: Clif Roseman, Andy Mayer

3:00 PM Meeting Convened

Review of summary of June 26, meeting - There were no comments or corrections to the summary which had been previously approved by e mail among the members.

Rest of Roads Discussion

Roy Thornton participated in this portion of the meeting. Roy offered his suggestions for how to proceed with implementing a "Rest of Roads" plan. In order of priority, Roy's proposal is:

1. Install curtain drains along selected sections of Governors Drive to capture known sub-surface water that would interfere with the new road surface to be installed in the future. Using an estimate of \$50 per linear foot for curtain drains, Roy proposed the following three areas:

- a) North side of Governors Drive above McLean from the point where the cart path turns to go to #19 tee up to a point high enough to capture water draining from the large culvert below #27 green. Approximately 300 feet for a cost of \$15,000
- b) Along the west side of Governors Drive at Vance Knoll. About 400 feet for a cost of \$20,000
- c) North side of Manly from the west edge of the Meltzer property to the intersection of Bickett. Approximately 1000 feet at a cost of \$50,000

Roy's opinion is that this work should be done as soon as the POA board approves. Funds would come from the Replacement Reserve as capital spending and not from the annual operating budget.

2. Diamond grinding of a 1000 foot "test strip" and an approximate cost of \$10-15,000. The suggested location would be along Governors Drive in front of the Fitness Center. The purpose of this test strip would be to give community residents an opportunity to see and ride on a section of diamond-ground road to help them evaluate this low cost alternative to complete road replacement. There may be sections of road in the community where diamond grinding is a reasonable alternative to complete road replacement.

3. Replacement of Governors Drive from Manly to the intersection of Upper Morehead. This is a distance of 1.5 miles and the very preliminary cost estimate is \$2-2.4 Million. This project would be scheduled when sufficient funds had been accumulated in the Replacement Reserve.

The committee was in general agreement with this plan and recommended that it should be presented to the POA Board for consideration and action.

NOTE: On July 25, Roy and Paul made a field visit to the site near #27 green along with Tommy Williams, the contractor who installed the curtain drains for the first 0.9 miles of Governors Drive repaving. Based on consultation with Tommy, Roy is now recommending that the first step in "Rest of Roads" would be to bore five foot deep test holes along Governors Drive starting near #27 green and going downhill. Additional test holes would be bored on the north side of Governors Drive at Vance Knoll and also at the edge of Manly going uphill to Bickett. Estimated cost for this work (two days of boring) is \$6,000. At Roy's request, Doug authorized this expenditure on behalf of the IFC.

The committee also had a discussion about the question: "Should the POA continue to build the Replacement Reserve at the current rate of \$500,000 per year without any special assessments or major annual fee increases - or increase annual fees to accelerate the road replacement program?" There was a soft consensus around the idea that an annual fee increase of \$200-300 might be acceptable to the community. Roy suggested that some sort of community survey be taken to sense opinion before any increased charges are levied.

Roy also urged the IFC to meet with the Marketing and Realtor Relations Committee to discuss their perspective on community roads and how this issue is impacting home sales. Doug agreed to make an approach to Hayes Shimp, chair of the MMR committee.

Old Business

1. Open Road Repair and Surface Water Management Projects - Doug reviewed open road and SWM projects that are highlighted on Clif's monthly spreadsheet.

Major items discussed:

Outstanding projects (Lot #, homeowner name, cost estimate, status)

Brogden cul-de-sac - Drain line replacement completed at a cost of \$13,117. No further action planned at this time (reference to Lot 308- Dittmar)

Lot 1185: Elstro - Still waiting for estimate from Moldenhauer to open one of existing manholes to determine where 36 inch line necks down to 24 inches. Clif has approval to proceed once he has the cost estimate.

Lot 553: Huckle - \$3,300 Committee approved project proposed by Moldenhauer.

Lots 816/817, Powers - Similar problem to the Giasi home. Clif to ask Phil Post to conduct site visit and make a recommendation. This will probably be a "watch and wait" type situation. Project is "on hold" until it can be determined if there is a major issue of POA responsibility.

Cart Path Curb Drain above McLean - Phil Post needs to review the solution proposed by Moldenhauer - Clif to follow. Roy Thornton has proposed drilling of five foot deep bore holes in this area to determine magnitude of problem. Next probably step is installation of a curtain drain along the north side of Governors Drive in this area.

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2. Auwarter Project - All three homeowners involved have signed their Agreement and Release. Clif has two meetings planned - one with Mr. Auwarter to discuss details of new driveway design, second meeting is the pre-construction meeting to include Phil Post, Moldenhaurer, Clif and the homeowners.
3. Odor Issues - POA Board has approved expenditure of \$10,000 to engage a consulting engineer who will make an independent evaluation of the situation and recommend possible corrective actions.
4. 48 Inch Drain Pipe Under Rizzo Hill - Doug and Clif to make a field trip. This item will be moved to the Watch and Wait list.

New Business

1. IFC Spending in 2014 - Committee reviewed spreadsheet provided by Clif that shows all completed and committed spending as of this date. If all approved projects were completed by year-end, the IFC would be \$18,226 under budget for the year. However, there are unknowns such as storm cleanup which could affect this estimated under-run. Recognizing that there is still the unresolved issue of how much of the unspent \$60,000 from 2013 could be spent this year, the committee approved spending an additional \$30,000 on the projects listed as "Future curb and slab repairs" which total \$64,585. Further spending on this list to be reconsidered later in the year.
2. Salt Storage Expansion - Clif is working this project with a local architect who is developing the building plans. Clif has obtained a verbal commitment from our local salt supplier who has agreed to order our 2014/2015 salt supply and store it at his facility until our storage area has been expanded. 5.
3. Pond at Franklin Ridge - it was mentioned this the water color in this pond is almost always brown due to silt intrusion. It was suggested that this item be placed on the Watch and Wait list as a reminder that the IFC may want to consider cleaning and installing a forebay to eliminate the silt buildup problem. This item will be added to the Watch and Wait list.

5:00 PM: Meeting was adjourned

Next meeting: 3:00 PM, August 28