

Attendees (9 of 17 owners)

1. Lisa Knapp
2. Kathi Berg
3. Christine and Lance Lawton
4. David Stepp
5. Gary and Maggie Freudenberger
6. Frank McIntyre
7. Peter and Kerry Graham
8. Danny Hahm
9. Dan and Angela Schultz

Discussion

1. Handover of responsibility to new ROG: Gary Freudenberger, Angela Schultz, Christine Lawton, as reported by Lisa Knapp via email on 8/28/24.
2. Financial Update
 - a. Bank balance as of 8/31/2024 is \$8.09, with 2 properties having an outstanding balance. The total dues outstanding is \$756.
 - b. In 2024-25 fiscal year, there will be two invoices:
 - i. Invoice number 1 was sent via email by Christine L. on 17 September for the amount of \$60 per household. Payment is due NLT 1 November 2024.
 - ii. A concerted effort will be made to submit project invoices of an amount determined by approved road projects no later than 1 February 2025.
3. **Proposed road projects and budgeting**

The 2024-25 year runs Sept 2024 - August 2025. The following 2 projects discussed. Scope for each project is listed below. Please reference **Figure 1** below for section definitions; a larger version of the same visual was displayed during our meeting.

 - a. **Section 5, common road grading, drainage, gravel.**

The common road is in dire need of repair due to the high volume of traffic. Peter G. cited concerns about the road bed having persistent potholes and damage; contractor scope should address methods to address this. The Knapp household cites excessive impact of dust to their property. The ROG will once again approach the Ammeter HOA to discuss whether they see a need for work this year. Dialogue took place regarding the division of cost for this project with the Ammeter HOA. Historically this has been a 37% / 63% split between the Ammeter Heights and Ammeter HOA respectively. Peter G. has offered to reach out to Aaron and introduce Gary F. to open the dialogue. For reference, **section 5 has**

been highlighted in green on **Figure 1**. The vote was unanimous to pursue bids for the 2024-25 year.

b. Section 4 gravel work

The issue was raised that the upper 1/3 of section 4 has not had any maintenance completed for a number of years. This section turns to mud during the rainy season. For reference, section 4 has been highlighted in green on **Figure 1**. The vote was unanimous to pursue bids for the 2024-25 year.

Note: While not specifically addressed during the meeting, the intent is to pursue bids for the 2 aforementioned projects with Shane, Mike Green, Brian Beard. Additionally, once bids are obtained, 60% owner approval vote will be necessary to carry out these projects. Finally, the Road Maintenance Standards have been included as **Attachment 1**.

4. Snow Plowing Resources and Budgeting

- a. One bid was requested and received. The scope was based upon actuals from the last 2 years. Peter Graham submitted a rate of 80/hour. Estimated budget hours for 2024-2025 is 10-12 hours. Peter's rate/services were unanimously approved by those present.

5. Fall Work Party will be October 19 at 9am.

- a. Scope:
 - i. Culvert clean out
 - ii. Drainage ditch clean out
 - iii. Racking of gravel back to center of roadway
 - iv. Any tree removal work will be identified during a walk through at the start of the event.

Project areas referenced in descriptions above:



Figure 1

Attachment 1 - Road Maintenance Standards

Ammeter View Road Maintenance Association - 2023 Road Maintenance Standards - DRAFT

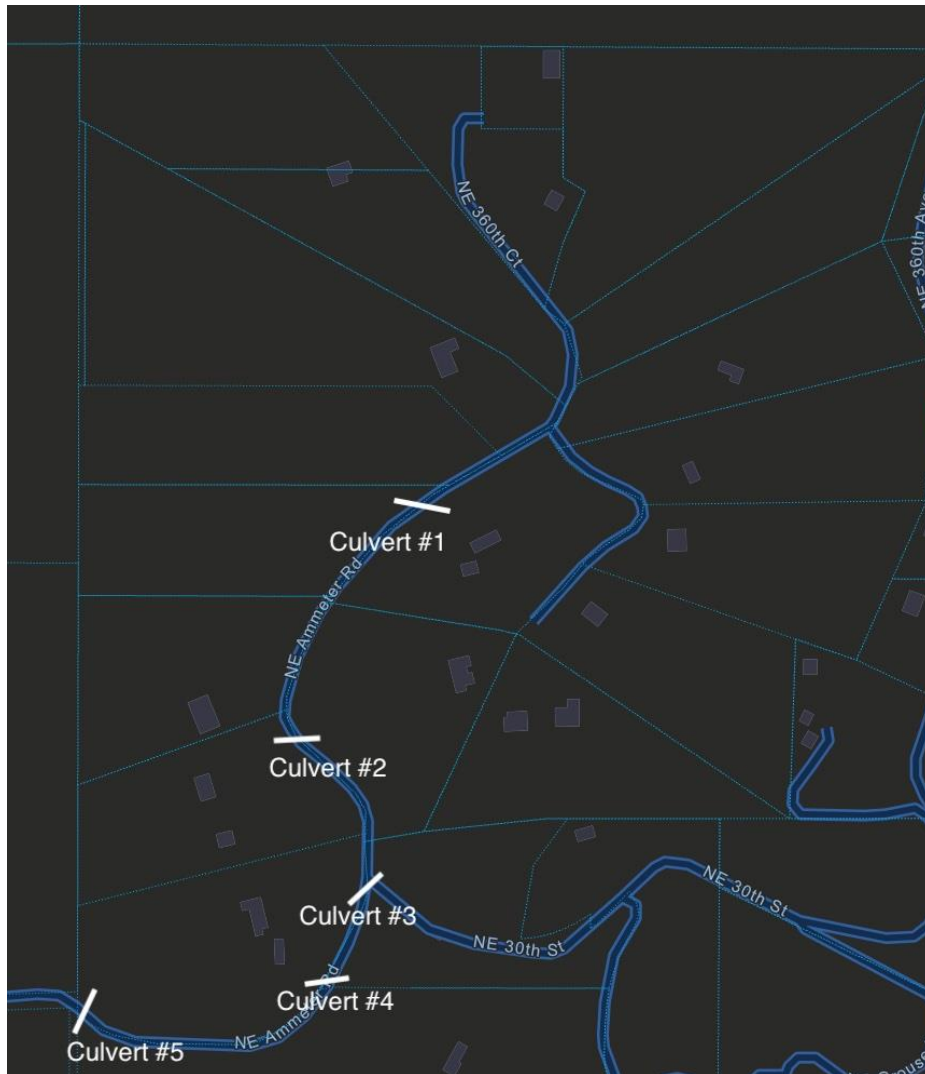
The following document outlines proposed road maintenance standards for the Ammeter View and common roads. It lays out proposed projects for owner review and approval. Approved work will be scheduled contingent upon adequate funding prior to work starting. The standards and proposed projects were gathered from owner meeting discussions on December 17, 2022 and January 7, 2023.

The goal of maintenance standards for Ammeter View roads is to ensure long term integrity and safe travel conditions for emergency vehicles and road users. This document outlines three road maintenance aspects: gravel road maintenance, vegetation control, and snow removal. Once approved by a majority of owners, this working document can be used to estimate annual road maintenance assessments and proposed road project costs.

Gravel Road Maintenance

- Standard crowning of gravel roads is 4 to-8 degrees per side on flat sections.
- Sloped sections are sloped towards a well maintained drainage swale without any crowning.
- Six or more inches of compacted gravel above the road base layer is a goal of long-term maintenance.
- The road surface should be free from potholes and rivulets of running water.
- Drainage ditches should remain free from obstruction with a target depth of twelve inches from the peak of road crown where practical.
- Culvert inlets and outlets are permanently marked with steel T posts.
- Culverts are to be cleared quarterly to ensure road drainage.

Culvert locations for the Ammeter View and common roads:



Road sections referenced in maintenance projects:

